



PRICE IMPROVEMENT

165 Pleasant Street unit 410, Cambridge, MA 02139
2 Bedrooms -2 Full Bathrooms
\$841,350.00

Amenities include
Gazebo Function, Gym, Media Room



Condo Fee per month

\$735.00

Property Tax yearly
\$2,500.00 w/ residential
exemption

Unit Information

1,008 sq. ft.

All Kitchen Appliances included
Wood, & Tile floors
Washer & Dryer
Garage Parking
Storage

Condominium Fee Pays For

- **Property Management Company**
- **Water & Sewer**
- **Snow Removal**
- **Walls-in Insurance**
- **Common Area Utilities**
- **Common Area Preventive Maintenance**

Like a Tour, Contact

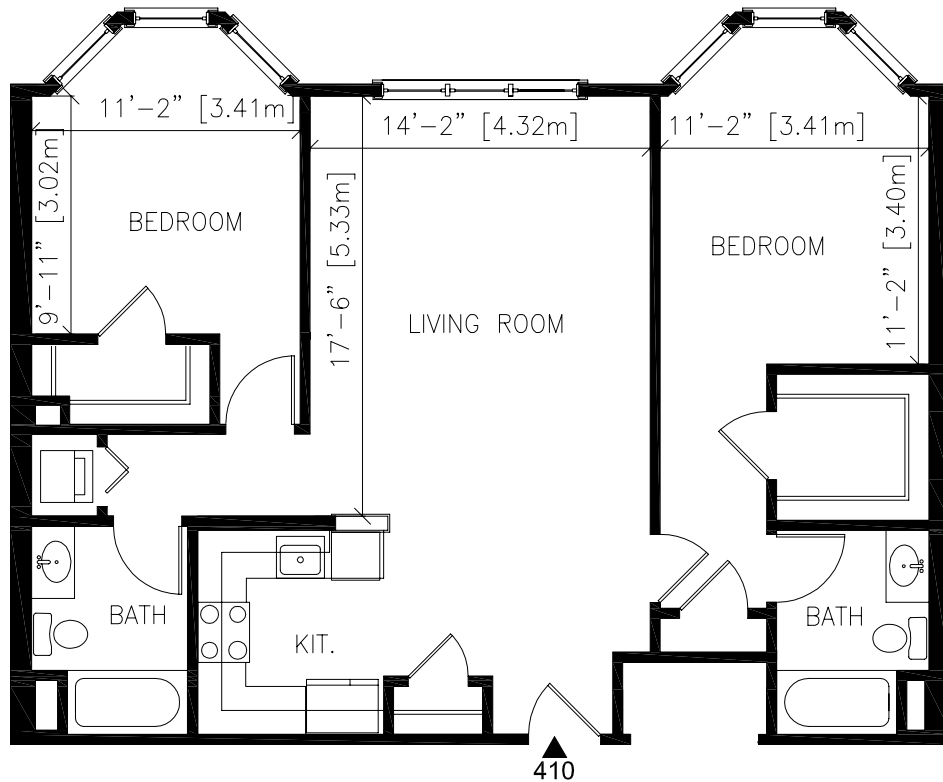
Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138
Email tracy_coleman@harvard.edu

How to Make an Offer

Please send an email stating your bid for: 165 Pleasant Street, Unit 410, Cambridge, MA 02139.

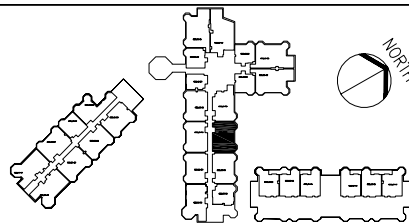
I would encourage you to make your highest and best offer, you can bid up to \$841,350.00.

If your offer is accepted, you will be required to put down a deposit of \$1,000.00 and will be given a formal reservation/offer to review with your attorney w/your attorney."



ABBREVIATIONS / SYMBOLS / NOTES

FP FIREPLACE	REF REFRIGERATOR
CL CLOSET	DW DISHWASHER
ENTRY (FRONT DOOR)	SHOWER ONLY
WINDOW	CABINETS/SHELVES



PLEASANT STREET

UNIT INFORMATION

ADDRESS: 165 Pleasant Street
 UNIT NUMBER: 410
 LEVEL: 4TH Floor
 SQUARE FEET: 1,008

1. THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION; YOUR UNIT MAY VARY.
2. NOT RESPONSIBLE FOR OMISSIONS OR ERRORS.
3. SEE UNIT DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. NOT ALL FIREPLACES ARE IN WORKING CONDITION; REFER TO UNIT DETAIL SHEET.
5. UNIT SQUARE FOOTAGE INCLUDES ALL CLOSETS.



HARVARD REAL
ESTATE SERVICES

Pleasant Street Leasehold Condominiums
Cambridge, MA 02139

UNIT SIZE 2 BEDROOM	DRAWING DATE 08/31/04	YARD UNIT NUMBER 53855_165-410
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Home improvement 165 Pleasant Street unit 410:

- Recessed lighting throughout unit
- Updated under cabinet lighting in the kitchen
- New stainless steel kitchen appliances
- New high performance garbage disposal
- Tile backsplash in kitchen
- Quartz countertop
- New large capacity stacked washer dryer
- New bathroom vanities light fixtures in both bathrooms
- New bathroom vents
- Repainted all rooms
- New flooring in bedrooms
- Smart thermostat
- New water heater
- Cordless blackout shades in the bedrooms
- Coreless shades in the living room

**165 Pleasant Street, Unit 410
Cambridge, MA 02139
For Sale \$841,350.00**

How to make an offer to purchase:

You send an email stating what you'd like to pay for; I have listed the below sale price (you can bid on) at 165 Pleasant Street, Unit 410, Cambridge, MA 02139.

I would encourage you to make your highest and best offer:

You can bid up to \$841,350.00

If your offer is accepted, you will be required to put down a deposit of \$1,000.00 and will be given a formal reservation/offer to review w/your attorney.

*** As is sale**

*** The condominium documents don't allow for a co-brokerage split. We encourage you to hire a real estate attorney to assist you with your offer, negotiations and to review the purchase and sale agreement.**