



Condominium For Sale

173 Pleasant Street unit 102, Cambridge, MA 02139

2 Bedrooms -2 Full Bathrooms

\$819,6250.00

**Amenities include
Gazebo Function, Gym, Media Room**



**Condo Fee per month
\$735.00**

**Property Tax
yearly
\$2,400.00 w/
residential
exemption**

Unit Information

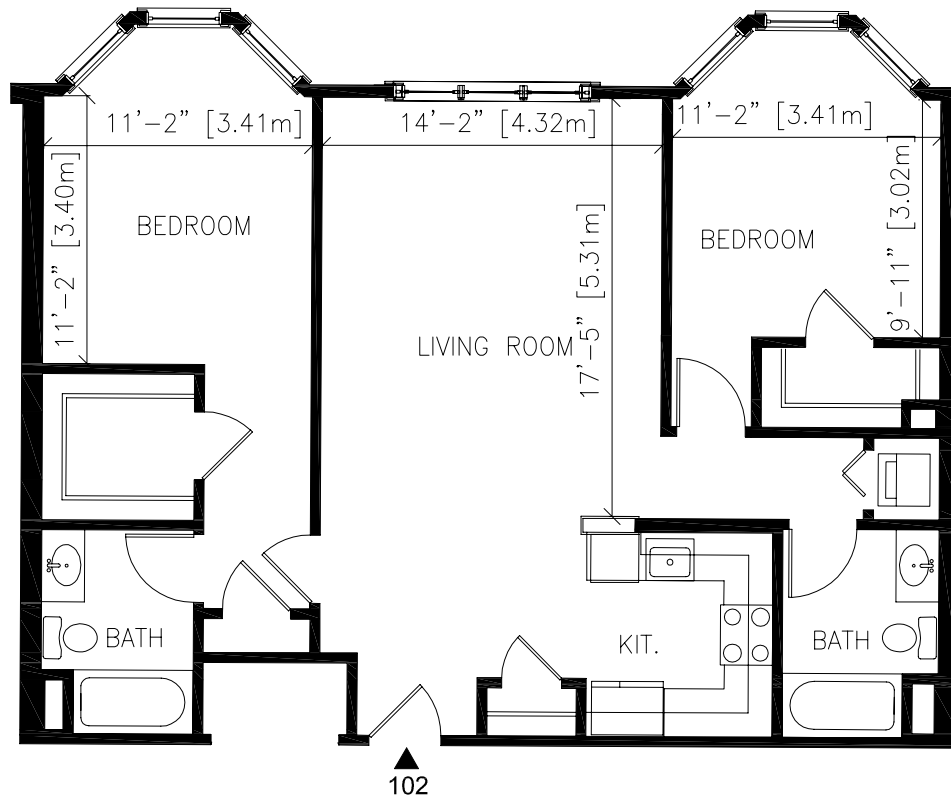
**1,033 sq. ft.
All Kitchen Appliances included
Wood, Carpet & Tile floors
Washer & Dryer
Garage Parking
Storage**

Condominium Fee Pays For

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

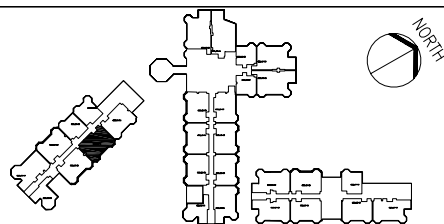
To book an appointment Contact:

Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138 Email tracy_coleman@harvard.edu or phone 617-799-2553.



ABBREVIATIONS / SYMBOLS / NOTES

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



PLEASANT STREET

UNIT INFORMATION

ADDRESS: 173 Pleasant Street
 UNIT NUMBER: 102
 LEVEL: 1ST Floor
 SQUARE FEET: 1,025

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_173-102
------------------------	--------------------------	------------------------------------

Improvements Since Purchase In August, 2023

Professionally painted throughout condo in 2024/2025; Home professionally cleaned biweekly throughout ownership; no smoking

Kitchen:

- Under cabinet lighting upgraded
- Undercounter bar shelf installed
- Upgraded recessed lights
- Painted backsplash
- New Kitchen faucet with built-in sprayer
- Appliances were new at purchase in 2023

Living Room:

- Curtain Rods installed
- Painted
- New LED fixture with nightlight and remote

Laundry closet: (*\$\$\$)

- New washer/dryer all-in-one combo*
- Dedicated electrical outlet for washer/dryer combo installed/fuse box upgraded*
- Shelving installed

Master Bedroom:

- New Paint
- Carpet new at purchase in 2023

Master bath:

- New lighting
- New Paint
- New shower head with handheld sprayer

Second bedroom:

- New LED fixture with nightlight and remote
- New Paint
- Carpet new at purchase in 2023

Hall bathroom:

- New lighting
- New Paint
- Over the toilet shelving installed
- New shower head with handheld sprayer

New furniture purchased in 2024 to fit space negotiable (All master furniture, Arhaus Queen sleeper sofa, Arhaus storage cabinet in living room; Mounted TV in living room, island cart and barstool)

**173 Pleasant Street, Unit 102
Cambridge, MA 02139
For Sale \$819,625.00**

How to make an offer to purchase:

You send an email stating what you'd like to pay for; I have listed the sale price below (you can bid on) for 173 Pleasant Street, Unit 102, Cambridge, MA 02139.

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

You can bid up to \$819,625.00

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.**