



## Condominium For Sale

**165 Pleasant Street unit 310, Cambridge, MA 02139**

**2 Bedrooms -2 Full Bathrooms**

**\$829,500.00**

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



**Condo Fee per month  
\$735.00**

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

### **Unit Information**

**1,033 sq. ft.**

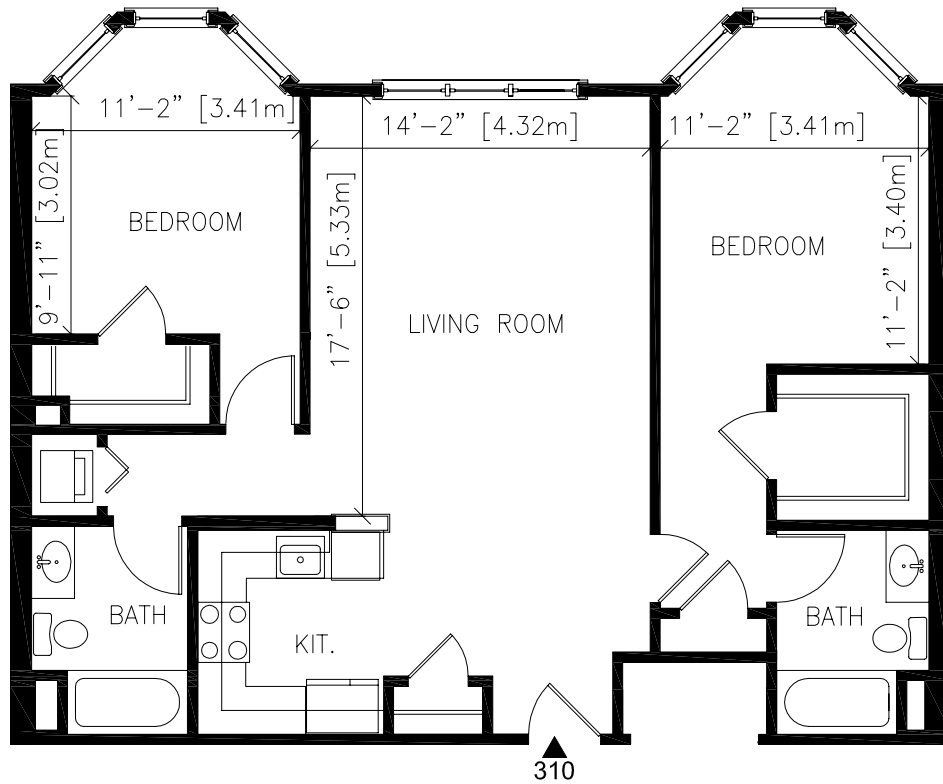
**All Kitchen Appliances included  
Floating wood, Tile floors  
Washer & Dryer  
Garage Parking  
Storage**

### **Condominium Fee Pays For**

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

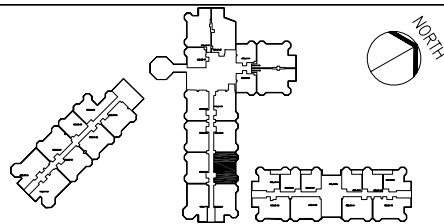
To book an appointment Contact:

Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138 Email [tracy\\_coleman@harvard.edu](mailto: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: 165 Pleasant Street  
 UNIT NUMBER: 310  
 LEVEL: 3RD Floor  
 SQUARE FEET: 1,033

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<br>2 BEDROOM | DRAWING DATE<br>08/31/04 | YARD: UNIT NUMBER<br>53855_165-310 |
|------------------------|--------------------------|------------------------------------|

## Home Improvements

- Smart lock
- New smart Thermostat
- New smart light switches
- New outlets with USB capability
- New smoke detectors
- New Dishwasher
- New Washer and Dryer
- New Water heater
- New Stove
- New Refrigerator
- New shower heads

**165 Pleasant Street, Unit 310**

**Cambridge, MA 02139**

**For Sale \$829,500.00**

**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 165 Pleasant Street, Unit 310, Cambridge, MA 02139.**

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

**You can bid up to \$829,500.00**

**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.**