



Pleasant Street Condominium For Sale

2 bedrooms - 2 Full Bathrooms

165 Pleasant Street unit 109, Cambridge, MA 02139
\$809,750.00

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.

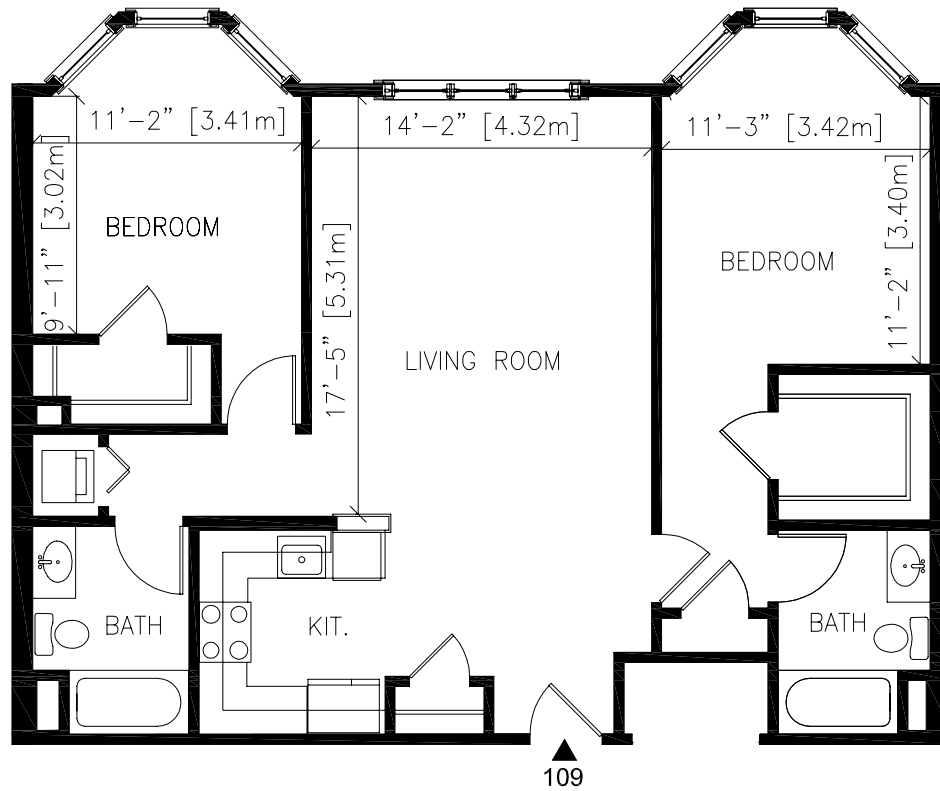
Stainless Steel Appliances
Wood, & Tile floors
Washer & Dryer
Garage Parking
Storage

Condominium Fee Pays For

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

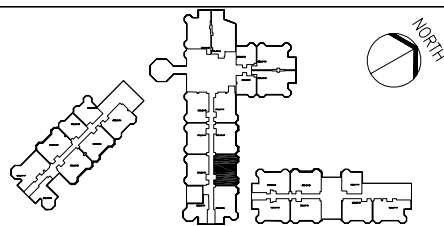
To book an appointment Contact Tracy Coleman

If you have additional question 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: 165 Pleasant Street
 UNIT NUMBER: 109
 LEVEL: 1ST 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.



Pleasant Street Leasehold Condominiums
 Cambridge, MA 02139

UNIT SIZE 2 BEDROOM	DRAWING DATE 08/31/04	YARD/ UNIT NUMBER 53855_165-109
------------------------	--------------------------	------------------------------------

Home Improvements

List of improvements/upgrades:

2020:

- Repainted unit walls with Benjamin Moore paint (White Dove and Feather Gray)
- Replaced stove, dishwasher, microwave, washer and dryer with Samsung, LG, Kitchenaid and GE appliances
- Had kitchen and master bathroom cabinets professionally repainted; added soft-close hinges to doors; upgraded lower kitchen corner cabinet shelves with lazy Susans; replaced cabinet hardware
- Updated wiring with dedicated laundry circuit
- Upgraded washer hose to a flexible metal hose
- Upgraded half of outlets to child-safe (tamper-resistant) outlets; added USB outlets to one outlet/switch; added outlet in MBR closet
- Replaced kitchen and bathroom faucets

2022:

- Replaced all flooring with waterproof engineered hardwood (Robbins Hydroguard in Natural Oak)
- Installed top-down/bottom-up motorized cellular shades (Levolor) with hub in all rooms
- Installed Google nest thermostat
- Installed Wyze smartlock over existing deadbolt
-

**165 Pleasant Street, Unit 109
Cambridge, MA 02139
For Sale \$809,750.00**

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 109, Cambridge, MA 02139.

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

You can bid up to \$809,750.00

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.**