



Condominium For Sale

157 Pleasant Street unit 301, Cambridge, MA 0213

2 Bedrooms – 2 Full Bathrooms

\$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**

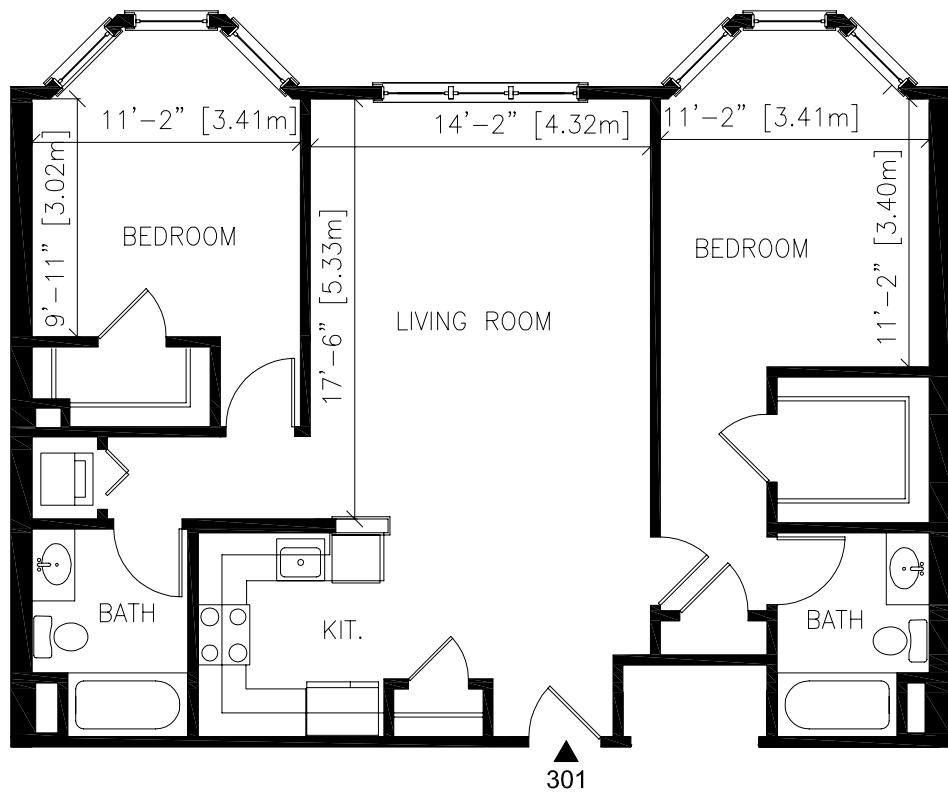
Unit Information
1,009 sq. ft.

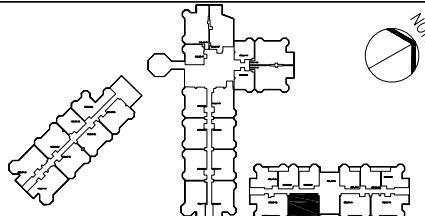
Included:
Refrigeration, Microwave,
Electric Stove, Dishwasher
Tile, Wood, Carpeting Floors
Washer & Dryer
Garage Parking
Storage

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 or additional question please 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		 NORTH	UNIT INFORMATION	
FP FIREPLACE	REF REFRIGERATOR		ADDRESS: 157 Pleasant Street	
CL CLOSET	DW DISHWASHER		UNIT NUMBER: 301	
▲ ENTRY (FRONT DOOR)	▲ SHOWER ONLY		LEVEL: 3RD Floor	
WINDOW	CABINETS/SHELVES		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.			Pleasant Street Leasehold Condominiums Cambridge, MA 02139	
 HARVARD REAL ESTATE SERVICES			UNIT SIZE 2 BEDROOM	DRAWING DATE 08/31/04
				YARDI UNIT NUMBER 53855_157-301

**157 Pleasant Street
Unit 301
Cambridge, MA 02139**

Condominium Improvements

2025

1. New Garbage disposal

2024

1. New Schlage lock
2. Entire unit painted

2023

1. New hardwood floors
2. New lighting fixtures
3. New ceiling fans

2022

1. New gas furnace
2. New A/C unit

2020

1. New GE Induction Range
2. New GE Refrigerator
3. New GE Microwave
4. New GE Dishwasher
5. New Miele Washer
6. New Miele Dryer
7. New Container Store ELFA Closet System (master bedroom and guest bedroom)
8. New Hunter Douglas window shades (top down/bottom up with blackout in bedrooms)

**157 Pleasant Street, Unit 301
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 157 Pleasant Street, Unit 301, Cambridge, MA 02139.

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

You can bid up to \$809,750.00

You can bid up to \$7,000.00 for sellers closing costs

You can bid up to 2.5% of the sale price – seller's realtor fee

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.**