



**Pleasant Street Condominium  
For Sale**

**2 Bedrooms - 2 Bathrooms**

**South Facing**

**165 Pleasant Street unit 216, Cambridge, MA 02139**

**\$795,925.00**

**Amenities include**

**Gazebo Function, Gym, Media Room**



**Condo Fee per month  
\$735.00**

**Property Tax yearly  
\$2,500 w/ residential  
exemption**

**Unit Information**

**1,033 sq. ft.**

**Appliances**

**Wood, Carpet, tile floors**

**Washer & Dryer**

**Garage Parking**

**Storage**

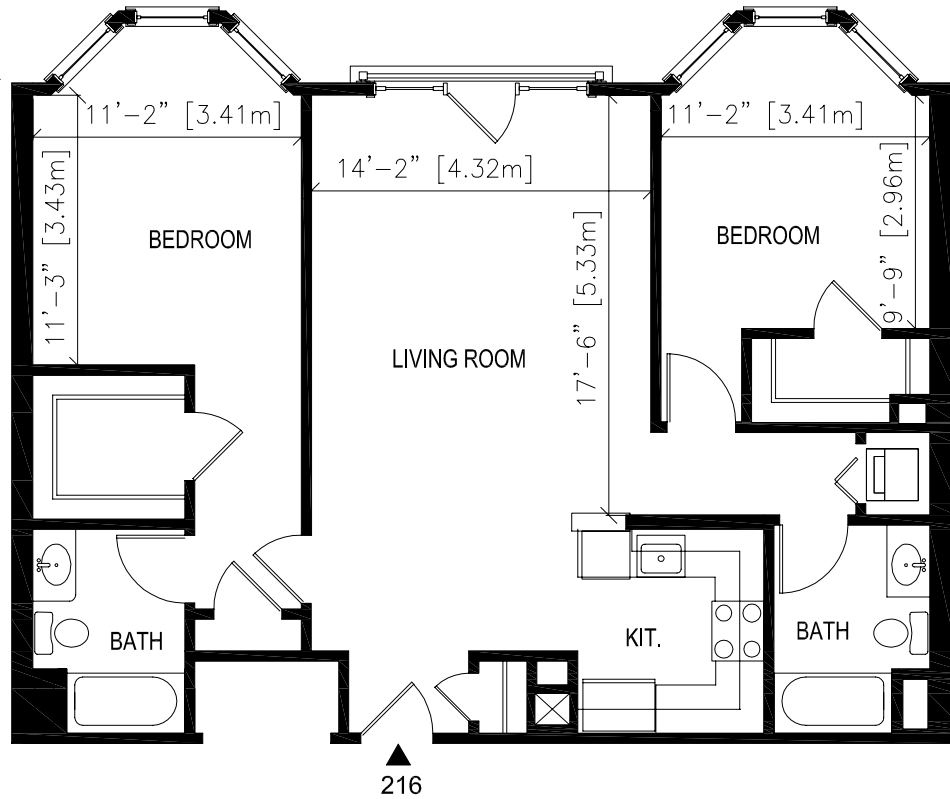
**Condominium Fee Pays For**

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

To book an appointment Contact Tracy Coleman

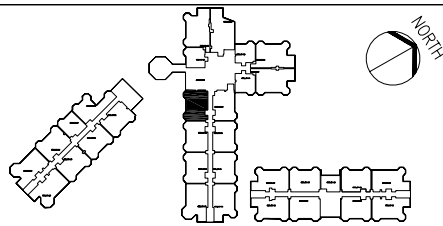
If you have additional question Contact Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138

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: 216  
 LEVEL: 2ND Floor  
 SQUARE FEET: 1,026

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_165-216
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**165 Pleasant Street, Unit 216  
Cambridge, MA 02139  
For Sale \$795,925.00**

**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 216, Cambridge, MA 02139.**

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

**You can bid up to \$795,925.00**

**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.**