



## PRICE IMPROVEMENT

**165 Pleasant Street unit 410, Cambridge, MA 02139**  
**2 Bedrooms -2 Full Bathrooms**  
**\$790,000.00**

Amenities include  
Gazebo Function, Gym, Media Room



### Condo Fee per month

**\$735.00**

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

### Unit Information

**1,008 sq. ft.**

**All Kitchen Appliances included**  
**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**

### Like a Tour, Contact

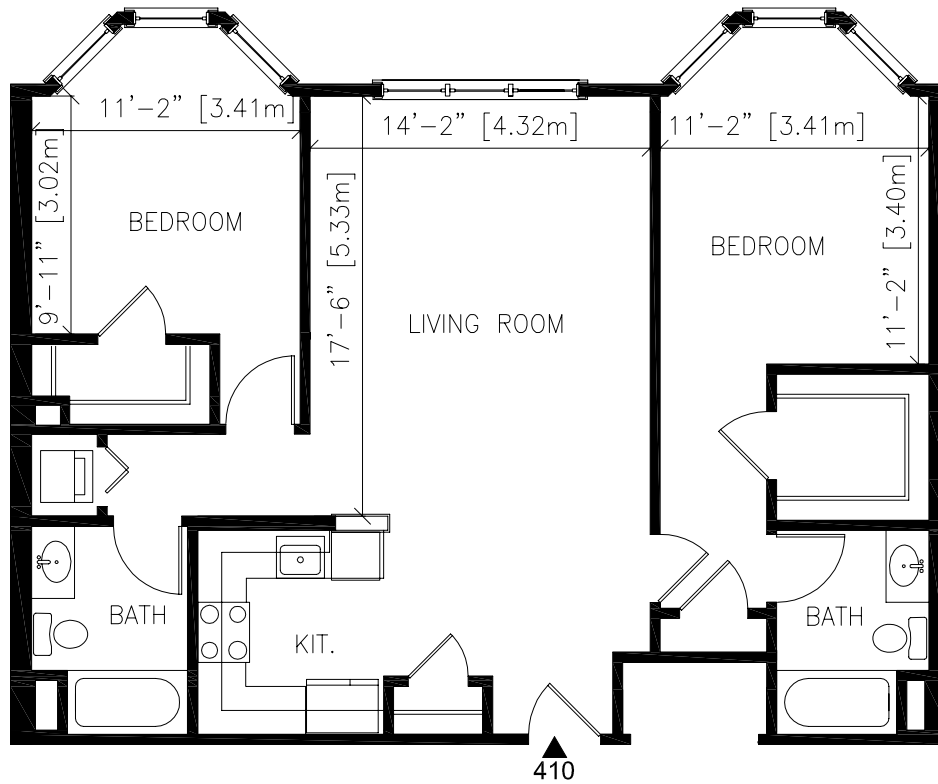
**Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138**  
**Email [tracy\\_coleman@harvard.edu](mailto:tracy_coleman@harvard.edu)**

### How to Make an Offer

**Please send an email stating your bid for: 165 Pleasant Street, Unit 410, Cambridge, MA 02139.**

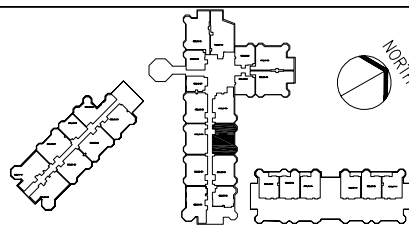
**I would encourage you to make your highest and best offer, you can bid up to \$841,350.00.**

**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 with your attorney w/your attorney."**



**ABBREVIATIONS / SYMBOLS / NOTES**

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



PLEASANT STREET

**UNIT INFORMATION**

ADDRESS: 165 Pleasant Street  
 UNIT NUMBER: 410  
 LEVEL: 4TH Floor  
 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.

**HARVARD REAL ESTATE SERVICES**

**Pleasant Street Leasehold Condominiums  
 Cambridge, MA 02139**

UNIT SIZE 2 BEDROOM	DRAWING DATE 08/31/04	YARD   UNIT NUMBER 53855_165-410
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**165 Pleasant Street, Unit 410  
Cambridge, MA 02139  
For Sale \$790,000.00**

**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) 165 Pleasant Street, Unit 41-, Cambridge, MA 02139.**

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

**You can bid up to \$790,000.00**

**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.**