Observatory Commons
245 Concord Avenue Unit 22
Cambridge, MA 02138

Corner Unit with Lots of Light
15 Minutes to Porter or Harvard Square
Shops, Restaurants, Services & Library are nearby

For Sale
$1,092,000.00





Beautiful Tree Lined Street
About the unit:

1991 Square feet
2 Bedrooms
Study
Garage
1 1/2 Bathrooms
Appliances
Hardwood, Tile Flooring
3 Decks
Attached Garage
Working Fireplace
Outside Play Area / Landscaped Yard

For more information or to schedule a tour please contact:

Tracy Coleman
Faculty Real Estate Services

617-799-2553
or email
tracy_coleman@harvard.edu

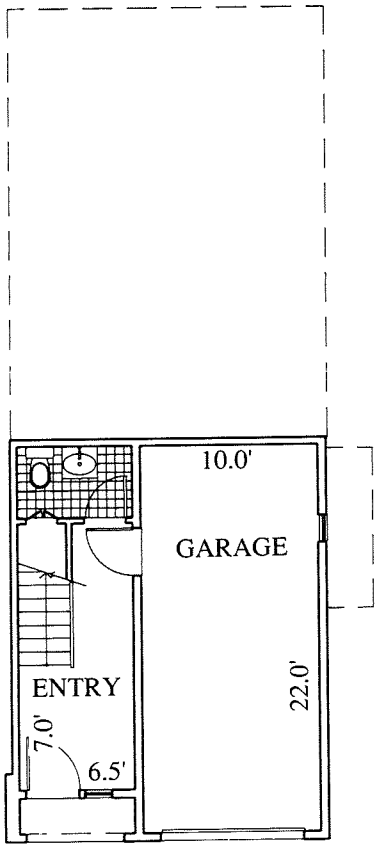
Property Information

TAXES PER YEAR: Approximately $3,360.00 w/exemption
Without the residential exemption $8,300.00

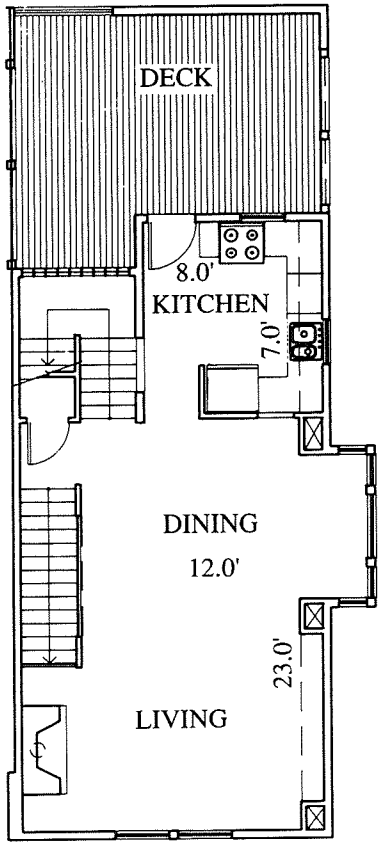
CONDO FEE PER MONTH: $752.24

- **LANDSCAPING**
- **SNOW REMOVAL**
- **INSURANCE**
- **CHIMNEY CLEANING**
- **HVAC PREVENTATIVE MAINTENANCE**
- **DECK/BALCONY DRAIN CLEANUP**
- ***PROPERTY MANAGEMENT**

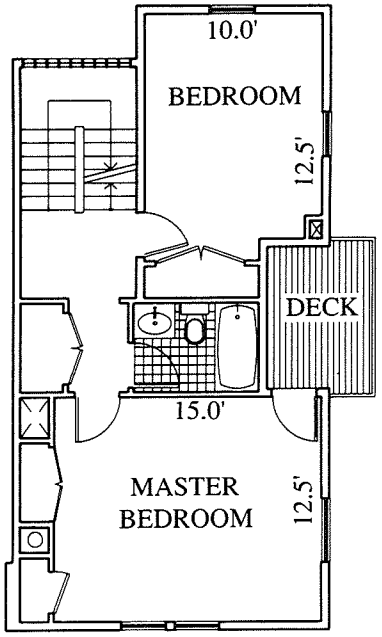
OBSERVATORY COMMONS



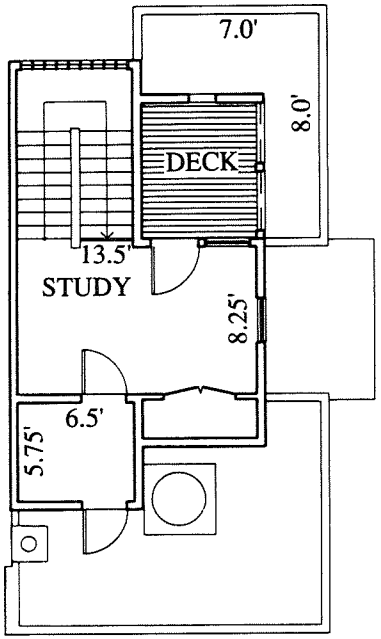
Ground Floor



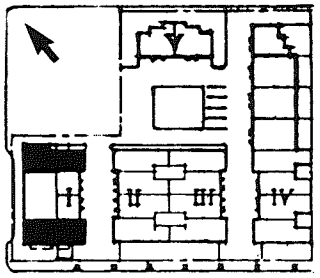
First Floor



Second Floor



Third Floor



All dimensions are for illustrative purposes only and are subject to change without notice.

245 Concord Avenue, Unit 22
Cambridge, MA 02138
For Sale $1,092,000.00

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 and expenses (you can bid on) 245 Concord Avenue, Unit 22 Cambridge, MA 02138.

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

You can bid up to $1,092,000.00 for unit 22
Seller expense – closing costs bid up to $11,000.00
Seller expense – realtor fee – 2.5% of the sale price

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.**