Observatory Commons
243 Concord Avenue Unit 14
Cambridge, MA 02138
$1,330,000.00

3 Bedrooms w/study and 2 Full Bathrooms
End Unit, Bright and Sunny
Located in Huron Village

UNIT FEATURES
Beautifully Renovated 3 Bedrooms and Study, Eat in Kitchen and separate Dining room, spacious!
This is an Attached Townhouse Condominium.

- Interior sq. ft., 1,711
- Garage sq. ft., 201
- Kitchen w/stainless steel appliances
- Washer/Dryer
- Master bathroom newly designed and upgraded

Property Information
TAXES PER YEAR: Approximately $3,900.00 with the residential exemption.

CONDO MONTHLY FEE $1,218.00
* LANDSCAPING
* SNOW REMOVAL
* INSURANCE
* MANAGEMENT FEE
* CHIMNEY CLEANING
* DECK/BALCONY DRAIN CLEANUP

To make an Appointment please email Tracy Coleman, Faculty Real Estate Services, 1350 Massachusetts Avenue, Cambridge, MA 02138
tray_coleman@harvard.edu or phone at 617-495-9367
243 Concord Street
243-14
1ST-3RD FLOOR
1,711 SF
201 SF
186 SF
20 SF
0 SF
~114 SF

Observatory Commons
Cambridge, MA 02138

STUDY
ENTRY
GARAGE
243-14
BATH
MECH
CL
BEDROOM
LIVING AREA
KITCHEN
DECK
BALCONY

THIRD FLOOR

FIRST FLOOR

SECOND FLOOR

NOTE: (1) INTERSITIAL WALL SPACE IS THE DIFFERENCE BETWEEN FLOOR AREA MeASURED FROM THE INTERIOR FACE OF THE INTERIOR WALLS VERSUS AS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS.
Statement from The Board of Managers:

The Board of Managers of Observatory Commons Condominium Trust has initiated the façade and base building repair for the complex. The work will remove the building’s façade, repair all underlying rot, install a waterproofing protective layer, and install a new façade made of state-of-the-art water-resistant material.

All remaining windows that were not replaced in 2017, will be replaced as part of the project, and the cost of the new windows is the responsibility of the individual owners.

The project has been funded and is scheduled to start Mid-May 2021 and complete by November 2021.
PRIOR TO THE SALE OF Unit #14 Harvard University Housing, will pay for the Façade Supplemental Assessment $26,600 and the Special Assessment $70,000 which has been assigned to unit #14.

Harvard University Housing, will also replace 22 windows and 1 door total cost of $24,652.11
How to make an offer to buy:

You send an email stating what you’d like to pay for the unit; I have listed the below sale price for 243 Concord Avenue unit 14, Cambridge, MA 02138.

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

    Condominium you can bid up to $1,330,000.00

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.