



MLS # 71630044 - New
Condo - Mid-Rise, Other (See Remarks)

315 Elm St - Unit 3
Cambridge, MA 02139-1427
Middlesex County
Unit Placement: Top/Penthouse, Back
Unit Level: 3
Grade School:
Middle School:
High School:
Outdoor Space Avail: No
Handicap Access/Features: No
Directions: Cambridge St to Elm

List Price: \$239,000

Total Rooms: 3
Bedrooms: 1
Bathrooms: 1f 0h
Master Bath: No
Fireplaces: 0

Remarks

You cannot beat this location! In the heart of Inman Square, just down the road from Union, within a mile of both Harvard & MIT, under a mile to the Central Square T Station and a half mile to the future Union Square Green Line Station. This charming top floor unit features a renovated kitchen and bath, hardwood floors, lots of windows and in-unit laundry. Additional storage and a common laundry room in basement. Solid, professionally managed, pet-friendly association and low cost of ownership (taxes, fees, utilities) make this the perfect pied-a-terre, rental alternative or investment property. A rare opportunity!

Property Information

Approx. Living Area: 383 sq. ft. (\$624.02/sq. ft.)
Living Area Includes:
Living Area Source: Master Deed
Living Area Disclosures:
Disclosures: Taxes include residential exemption. Pending assessment to be paid by seller. Boiler age unknown/older.

Approx. Acres:
Heat Zones: 1 Hot Water Baseboard, Gas
Cool Zones: 0 None

Garage Spaces: 0 --
Parking Spaces: 0 --
Levels in Unit: 1

Complex & Association Information

Complex Name: 303 - 315 Elm Street Condominium
Association: Yes Fee: \$184 Monthly

Units in Complex: 19 Complete: Yes
Units Owner Occupied: 12 Source: prop mgr
Fee Includes: Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3		Flooring - Hardwood
Kitchen:	3		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook
Master Bedroom:	3		Closet, Flooring - Hardwood
Bath 1:	3		Flooring - Stone/Ceramic Tile
Laundry:	3	--	

Features

Area Amenities: Public Transportation, Shopping
Appliances: Range, Disposal, Refrigerator, Washer / Dryer Combo
Association Pool: No
Basement: Yes, Full
Beach: No
Construction: Frame
Docs in Hand: Master Deed, Unit Deed, Floor Plans
Electric Features: Circuit Breakers
Exterior: Vinyl
Flooring: Hardwood
Hot Water: Natural Gas
Insulation Features: Full, Blown In
Interior Features: Cable Available
Management: Professional - Off Site
Pets Allowed: Yes
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Utility Connections: for Gas Range
Waterfront: No
Water View: No, --

Other Property Info

Adult Community: No
Elevator: No
Disclosure Declaration: No
Exclusions:
Facing Direction: South
Laundry Features: In Building, In Unit
Lead Paint: Unknown
UFFI: Unknown Warranty Features: No
Year Built/Converted: 1915/2004
Year Built Source: Public Record
Year Built Desc: Approximate
Year Round: Yes
Short Sale w/Lndr.App.Reg: No
Lender Owned: No

Tax Information

Pin #: M:00082 L:00107315/3
Assessed: \$147,800
Tax: \$124 Tax Year: 2014
Book: 51258 Page: 5
Cert: 00090768
Zoning Code: 9999
Map: Block: Lot:

Office/Agent Information

Listing Office: Coldwell Banker Residential Brokerage - Cambridge - Mass Ave. (617) 864-4430
Listing Agent: Lara Gordon (617) 710-4632
Team Member:
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agent: Sub-Agency Relationship Not Offered
Showing: Buyer-Agent: Call List Agent, Accompanied Showings, Appointment Required, Pets on Premises
Showing: Facilitator: Call List Agent, Accompanied Showings, Appointment Required, Pets on Premises
Special Showing Instructions: Showings begin at broker open house. Call Lara - 617.710.4632

Compensation
Sub-Agent: Not Offered
Buyer Agent: 2.5%
Facilitator: 2.5%
Compensation Based On: Net Sale Price

Firm Remarks

Showings will begin at Thursday's broker open house. Please submit offers by Tue, Feb 11 at 4 pm. Offers will be reviewed that evening. See attached Agent Escrow Notice.

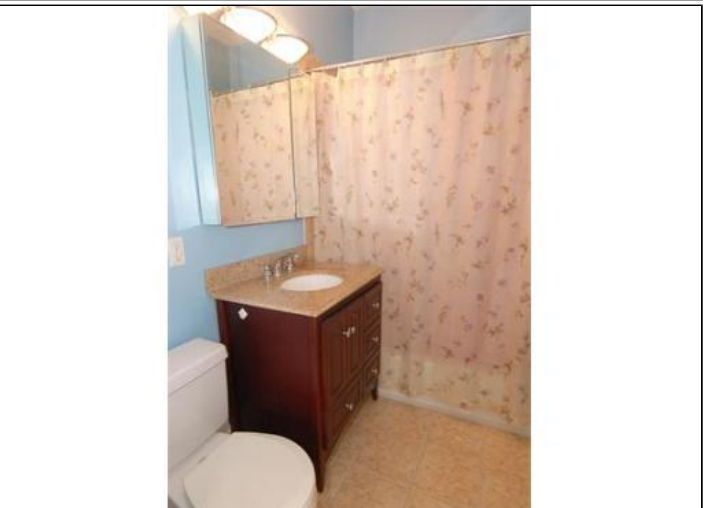
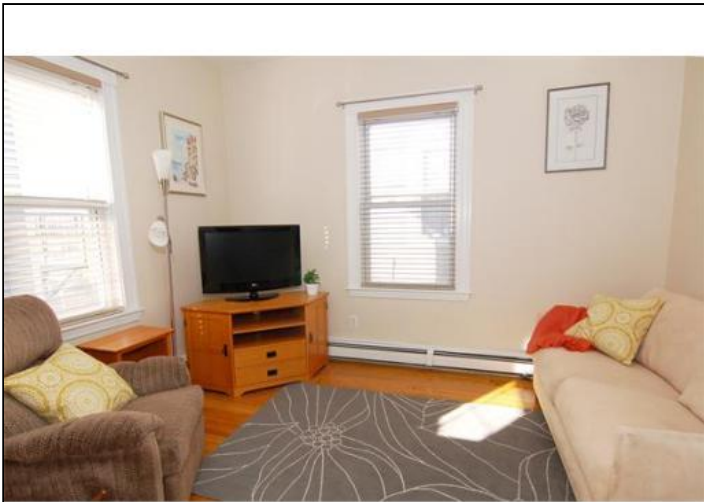
Market Information

Listing Date: 2/5/2014
Days on Market: Property has been on the market for a total of 0 day(s)
Expiration Date:
Original Price: \$239,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)
Office Market Time: Office has listed this property for 0 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 315 Elm St U:3, Cambridge, MA 02139

MLS #	Date			DOM	Price
71630044	2/5/2014	Listed for \$239,000	Lara Gordon	0	\$239,000
Market History for Coldwell Banker Residential Brokerage - Cambridge - Mass Ave. (BB2438)				0	
Market History for this property				0	





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