



109 RIVER STREET, UNIT 3A

CAMBRIDGE

Spacious loft-style condo in the heart of the city!

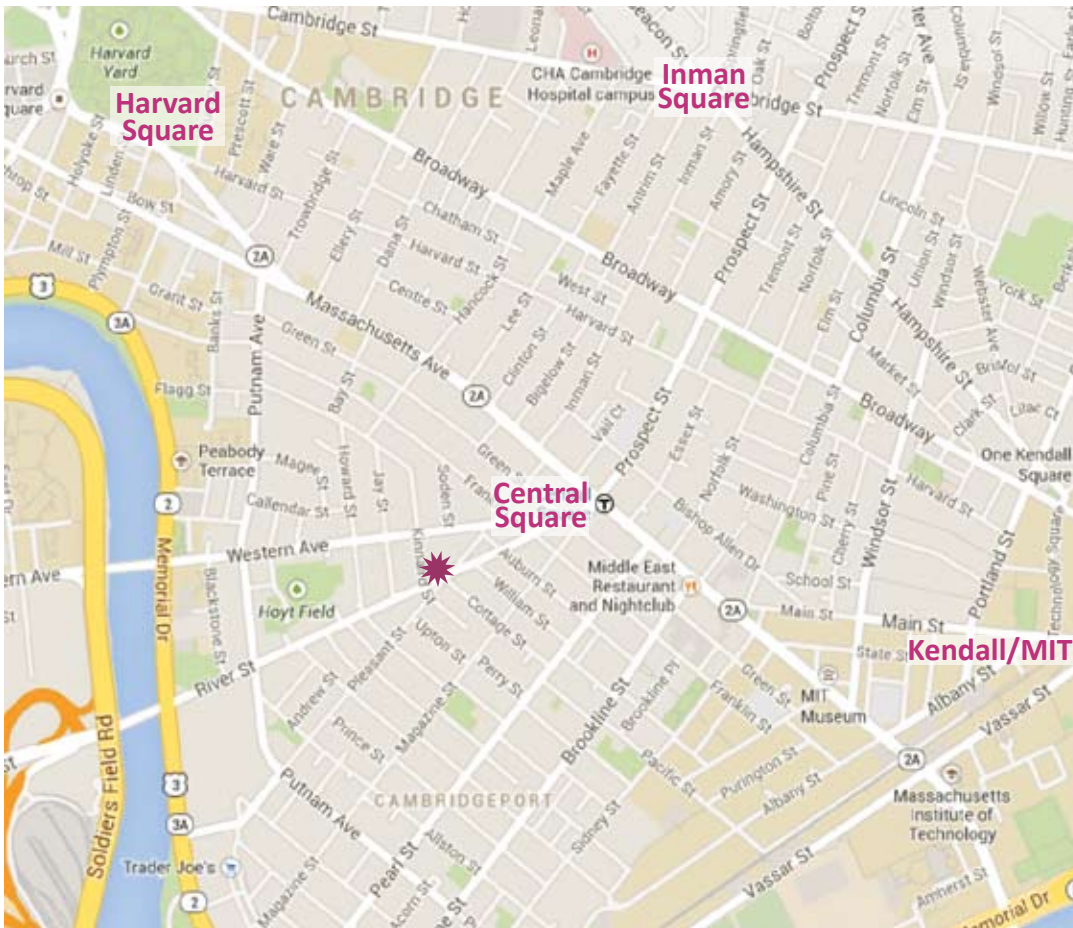
This gorgeous top floor unit by renowned local builder David Aposhian features vaulted ceilings, numerous large windows, skylights, treetop views and a great open layout perfect for entertaining. Home features a renovated kitchen with breakfast bar, flexible living/dining space, large master bedroom with a custom closet and built-ins, and a great loft area perfect for a guest room or home office. Additional perks include in-unit laundry, covered parking, a 100% owner-occupied, pet-friendly association, and heat & hot water included in the condo fee! You couldn't ask for a better location: set back from the street in a private courtyard, yet less than a half-mile to the Central Square T, surrounded by restaurants, cafés, bakeries, several grocery stores and live music venues. Both Harvard and MIT are easily accessible and the Charles River is just down the street – the best of everything Cambridge has to offer!

Year built/converted: 1990
 Bedrooms: 1+
 Bathrooms: 1
 Living area: 930 SF +/- per master deed
 Parking: 1 deeded carport space
 Condo fee: \$342/month
 Assessed value: \$401,100
 2014 Taxes: \$1,576 with residential exemption

Listed at \$499,000

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So much to love in this vibrant neighborhood!

Andala Coffee House – neighborhood café with coffee, food, and free WiFi!

Charles River / Magazine Beach – a bit of nature at the end of the street

Coast Café – a hidden neighborhood treasure offering takout, delivery and catering

Dana Park – a great park and neighborhood meeting spot, just two blocks away

Green Street Grill – a local fave since the 1930s, serving fun cocktails, craft beer, and amazing food

H-Mart – brand new mega supermarket/food court that has quickly become a hotspot

Middle East & ZuZu Restaurant & Night Club – live music playing on multiple stages nightly

River Gods – perhaps the best little pub in Cambridge; for sure serving the best French fries!

Trader Joe's & Whole Foods – two great grocery stores just down the street – super convenient

Plus all the conveniences of a major square – many pharmacies, banks, 24-hour stores and the T!



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