



**MLS # 71806536 - New
Single Family - Detached**

**22 Murdock Street
Cambridge, MA 02139
Middlesex County**

Style: **Cottage**

Color: **green**

Grade School:

Middle School:

High School:

Handicap Access/Features: **No**

Directions: **Prospect to Gardner Rd to Murdock. Don't park on Murdock! You can
pk in driveway if space.**

List Price: **\$1,250,000**

Total Rooms: **6**

Bedrooms: **3**

Bathrooms: **3f 1h**

Master Bath: **Yes**

Fireplaces: **0**

Remarks

Charmingly sited 1854 cottage on private way with 97 Walk Score, conveniently located between Inman and Central Squares. Thoughtful architect re-design and comprehensive gut renovation including lovely foyer, cook's kitchen, open plan living/dining area with sliders to dining deck. Your choice of two master suite options, on 2nd or 3rd floor, spacious south facing 3rd bedroom on 2nd floor. Finished lower level ideal as family room, home office or au pair, with direct access, bath and laundry room. Handsome Craftsman style fir doors with burnished hardware. Four sides of light from many windows, fully insulated, flexible layout. 2-3 parallel pkg spaces dep on size of cars. No de-lead cert but every wall, window, casing and baseboard new 2014. Central A/C, gas fired instant hot water, gas heat with wifi capable thermostats on each floor. Offers to be presented by listing agent 4pm Tuesday 3/31/15

Property Information

Approx. Living Area: **1800 sq. ft.**
Living Area Includes: **Finished Basement**
Living Area Source: **Measured**
Living Area Disclosures:

Approx. Acres: **0.05 (2272 sq. ft.)**
Heat Zones: **4 Forced Air, Gas**
Cool Zones: **2 Central Air, 2 Units**

Garage Spaces: **0 --**
Parking Spaces: **3 Off-Street, Deeded, Paved Driveway**
Approx. Street Frontage:

Disclosures: **2015 assessment in process because property just gut renov & reviewed by the city. Assessor's offc estimates \$1.100,000 assessment. When the city finalizes its determination re: 22 Murdock the 2015 property taxes will be approximately \$8502, without the residential exemption**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Picture
Dining Room:	1		Flooring - Hardwood, Balcony / Deck, Slider
Family Room:	B		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Exterior Access
Kitchen:	1		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Peninsula
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	3		Bathroom - Full, Closet - Walk-in, Window(s) - Bay/Bow/Box
Laundry:	B		Closet - Walk-in, Dryer Hookup - Gas, Washer Hookup

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Highway Access, House of Worship, Public School, T-Station, University**
Basement: **Yes Full, Finished, Walk Out, Interior Access**
Beach: **No**
Construction: **Frame**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Deck, Screens, Fenced Yard**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Full**
Lot Description: **Fenced/Enclosed, Level**
Road Type: **Private, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **Southeast**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built: **1854** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$999,999,999**
Tax: **\$99999** Tax Year: **2015**
Book: **999999** Page: **9999**
Cert:
Zoning Code: **res**
Map: Block: Lot:

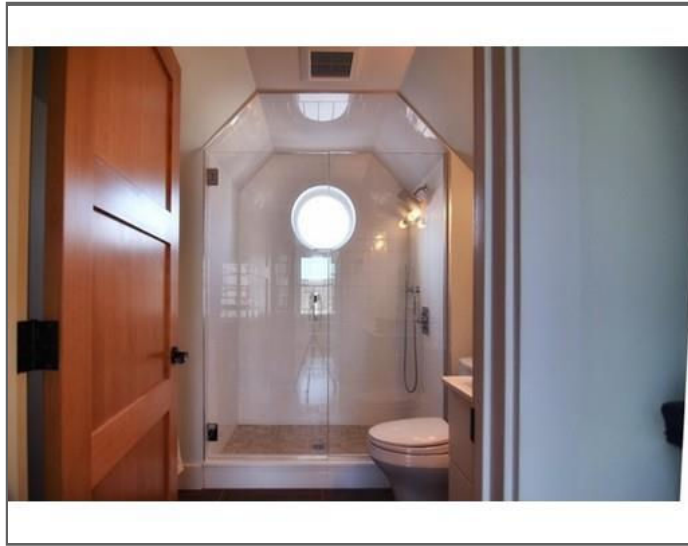
Market Information

Listing Date: **3/25/2015**
Days on Market: Property has been on the market for a total of **3** day(s)
Expiration Date:
Original Price: **\$1,250,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)
Office Market Time: Office has listed this property for **3** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:







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