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MLS # 71909323 - New  
Condo - 2/3 Family



**163 Sherman - Unit 2**  
**Cambridge, MA 02140**  
**Middlesex County**

List Price: **\$499,000**

Unit Placement: **Upper**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Avail: **Yes - Private**  
Handicap Access/Features:  
Directions: **Sherman Street near Pemberton Street**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1f 0h**  
Master Bath:  
Fireplaces: **0**

**Remarks**

Finally, a well priced condo that feels more like a single family home! Renovated in 2008, this 2 bed 1 bath duplex features an abundance of windows, maple floors, decorator paint colors, central A/C, new 2015 in unit W/D and HW heater, spacious tiled bath and many other updates. The private high first floor entrance leads to a comfortable open LR/DR. The gleaming kitchen is designed with quartz countertops, SS appliances, pendant lights, a breakfast bar and a walk in pantry. The discrete staircase leads to the second floor and two good-sized bedrooms with built-ins, and in unit storage. The kitchen leads out to newly painted private deck and faces a common yard. The outdoor space is perfect for lounging, grilling and gathering friends. Well maintained exterior, 1 car parking, 2009 shed for bike storage and garden tools. Pets OK, 100% owner occupied. Under 1 mile to Davis, Porter and Alewife Red Line, O'neill Library, Whole Foods and Trader Joes, Minuteman Bike Path, Daneyh Park.

**Property Information**

Approx. Living Area: **1150 sq. ft. (\$433.91/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Master Deed**  
Living Area Disclosures: **Square Footage Master Deed**  
Disclosures: **Taxes 1501.44 with 1872.89 residential exemption.**

Approx. Acres:  
Heat Zones: **1 Forced Air, Gas**  
Cool Zones: **1 Central Air**

Garage Spaces: **0 --**  
Parking Spaces: **1 Off-Street**  
Levels in Unit: **2**

**Complex & Association Information**

Complex Name:  
Association: **Yes** Fee: **\$180 Monthly**  
Assoc. Fee Incls: **Water, Sewer, Master Insurance**  
Special Assessments: **No**

Units in Complex: **2** Complete:  
Units Owner Occupied: **2** Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Wood
Dining Room:	1		Flooring - Wood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Window(s) - Picture, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Deck - Exterior, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2		Flooring - Wood
Bedroom 2:	2		Flooring - Wood
Bath 1:	1	--	
Laundry:	1	--	

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Bike Path, Private School, Public School, T-Station, University**  
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**, --  
Beach: **No**  
Construction: **Frame**  
Exterior Features: **Deck - Wood, Storage Shed, Fenced Yard, Garden Area**  
Flooring: **Wood**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1848/2004**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round:  
Short Sale  
w/Lndr.App Req: **Unknown**  
Lender Owned: **Undisclosed**

**Tax Information**

Pin #:  
Assessed: **\$431,500**  
Tax: **\$3374.33** Tax Year: **2015**  
Book: **51960** Page: **115**  
Cert:  
Zoning Code: **R**  
Map: Block: Lot:

**Firm Remarks**

**6 windows have broken seals on top panes. Property treated for termites in 2008 and inspected yearly. No further evidence of termites.**

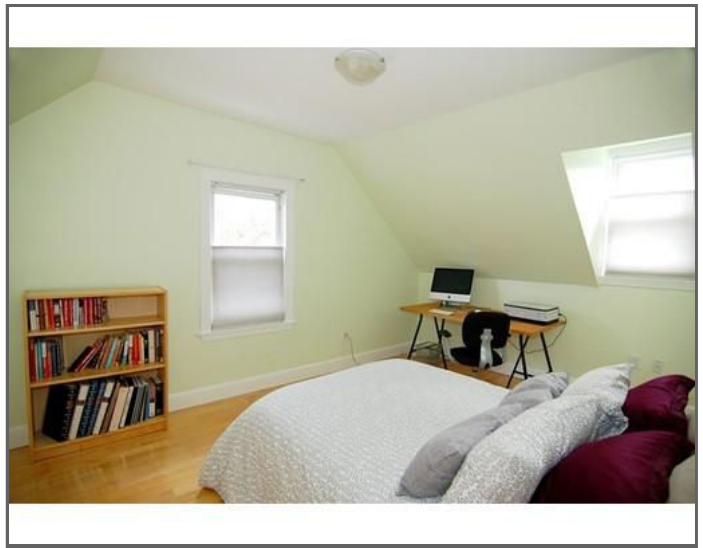
**Market Information**

Listing Date: **9/23/2015**  
Days on Market: Property has been on the market for a total of **1** day(s)  
Expiration Date:  
Original Price: **\$499,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)  
Office Market Time: Office has listed this property for **1** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:







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