



5 FORT WASHINGTON PLACE, UNIT B

CAMBRIDGE

Charming Cambridgeport townhome with garage parking!

This great townhome maximizes its square footage with an open layout living room / kitchen / dining area on the main level, and two bedrooms and a bath upstairs. Features you'll love include a private entrance, hardwood floors, a cozy woodstove and vaulted ceilings in the living room, renovated kitchen with breakfast bar, granite/stainless and cherry cabinets, and gorgeous custom tilework in the kitchen and bath. Newer roof, systems and appliances, shared laundry and storage in the basement, and TWO parking spaces—one in the garage—round out the package. Conveniently located between the Charles River and Central Square, on a small private way, yet in the heart of the city's best restaurants, cafes, bakeries, several grocery stores, live music venues, the theater and more! Easy access to MIT, Harvard, BU and Fenway with great commuting options via the Red Line, the 47 bus to Longwood, Memorial Drive/Storrow and the Mass Pike. Well-run, pet friendly, 2-unit association.

Year built/converted: 1984/1993

Bedrooms: 2

Bathrooms: 1

Living area: 826 SF +/- per Master Deed

Parking: one garage and one driveway space

Condo fee: \$150 / month estimated (ask agent for details)

2015 taxes: \$3,394 without residential exemption

Listed at \$549,000

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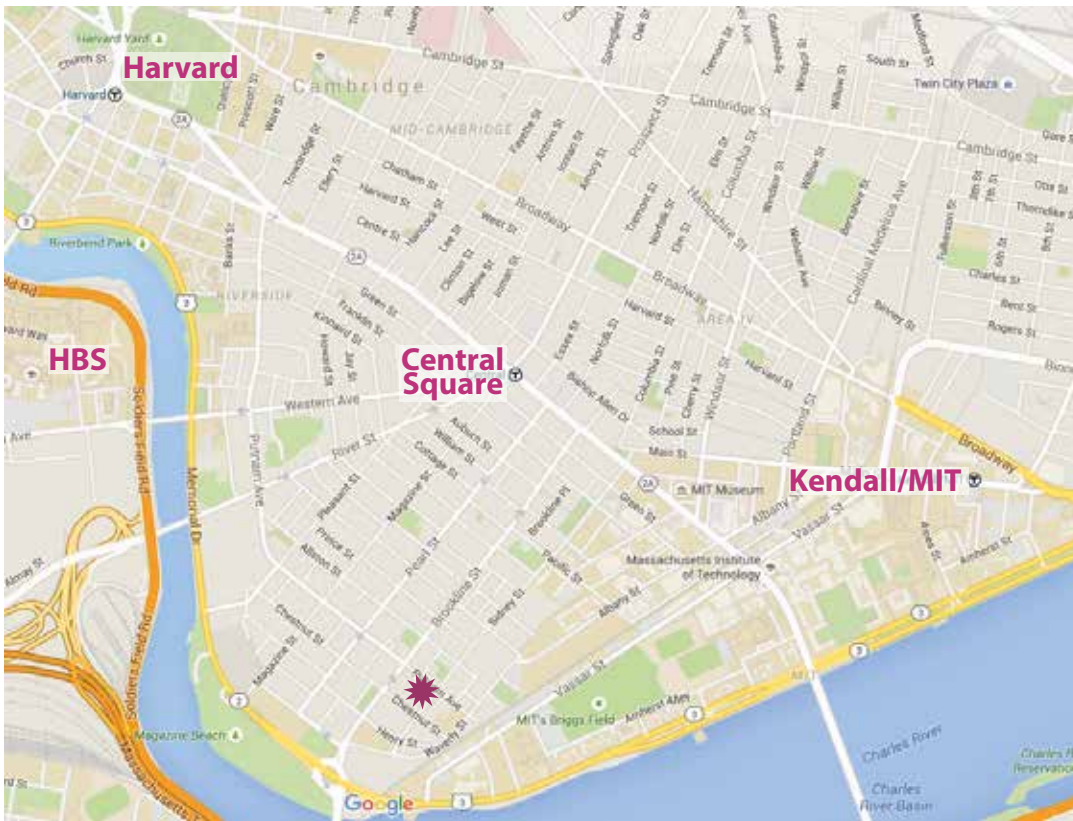
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**COLDWELL
BANKER**

RESIDENTIAL BROKERAGE






So much to love in this fantastic location!

- Andala Coffee House** – neighborhood café with coffee, food, and free WiFi!
 - Charles River / Magazine Beach** – a bit of nature and a public pool just down the street
 - Coast Café** – homey food joint offering takout, delivery and catering – a hidden treasure!
 - Dana Park** – a great park and neighborhood meeting spot, just two blocks away
 - Flour Bakery** – great spot for breakfast, lunch, or desert
 - Green Street Grill** – a local fave since the '30s, serving cocktails, craft beer, and amazing food
 - H-Mart** – new Central Square 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!
 - Riverside Boat Club** – 140-year old, volunteer run community rowing center
 - 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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