



## Condominium For Sale

**165 Pleasant Street unit 302, Cambridge, MA 02139**

**3 Bedrooms -2 Full Bathrooms**

**South Facing**

**\$1,185,050**

### Amenities include

**Gazebo Function, Gym, Media Room**



**Condo Fee per month  
\$946.00**

**Property Tax  
yearly  
\$2,800.00 w/  
residential  
exemption**

### Unit Information

**1,332 sq. ft.**

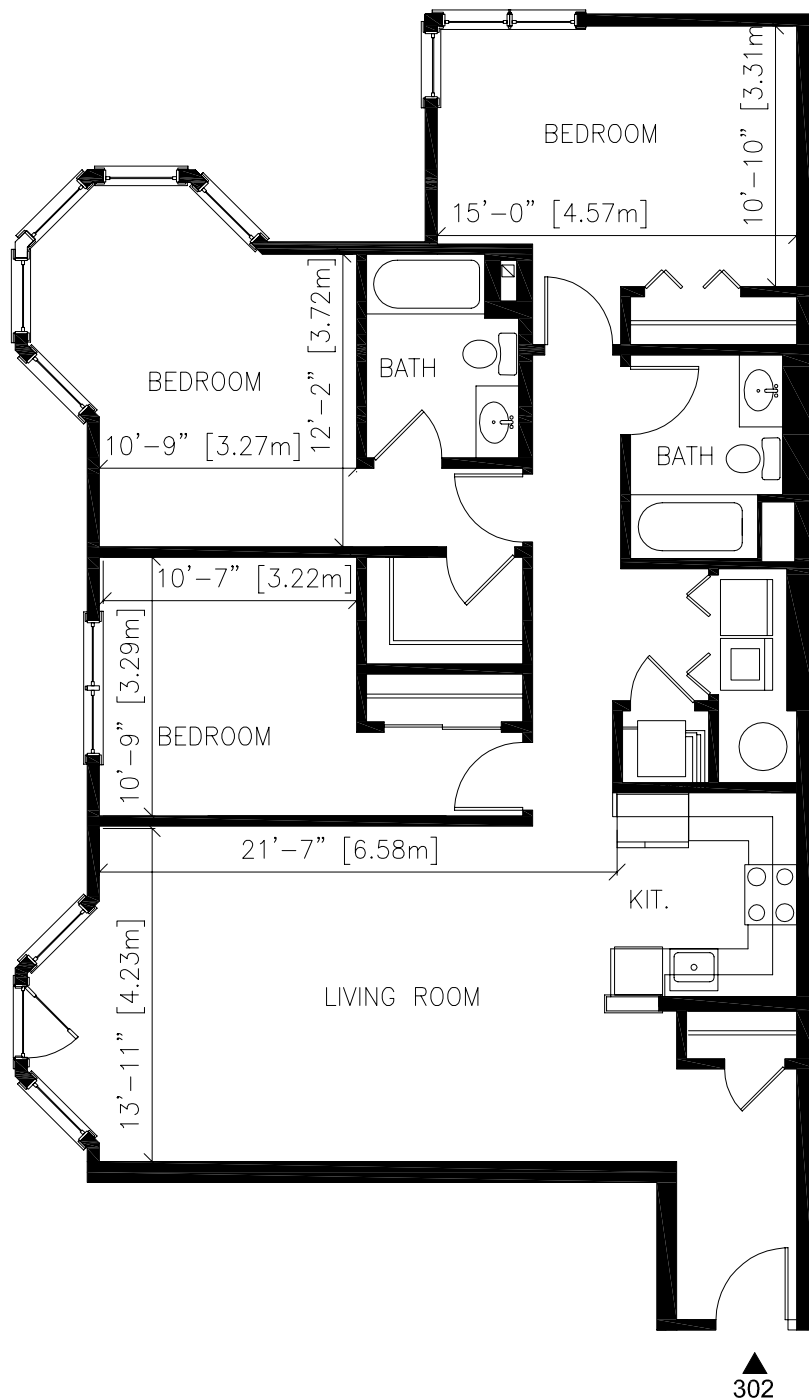
**All Kitchen Appliances included  
Carpet & floating wood, Tile floors  
Washer & Dryer  
Garage Parking  
Storage**

### Condominium Fee Pays For

- **Property Management Company**
- **Water & Sewer**
- **Snow Removal**
- **All-in Insurance**
- **Common Area Utilities**
- **Common Area Preventive Maintenance**

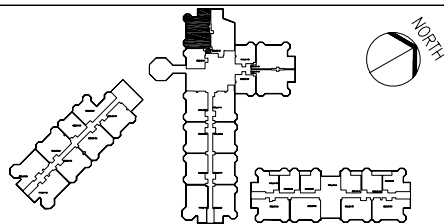
To book an appointment Contact:

Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge,  
MA 02138 Email [tracy\\_coleman@harvard.edu](mailto:tracy_coleman@harvard.edu) or phone 617-799-2553.



#### ABBREVIATIONS / SYMBOLS / NOTES

FP FIREPLACE	REF REFRIGERATOR
CL CLOSET	DW DISHWASHER
ENTRY (FRONT DOOR)	SHOWER ONLY
WINDOW	CABINETS/SHELVES



PLEASANT STREET

#### UNIT INFORMATION

ADDRESS: 165 Pleasant Street  
 UNIT NUMBER: 302  
 LEVEL: 3RD Floor  
 SQUARE FEET: 1,332

1. THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION; YOUR UNIT MAY VARY.
2. NOT RESPONSIBLE FOR OMISSIONS OR ERRORS.
3. SEE UNIT DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. NOT ALL FIREPLACES ARE IN WORKING CONDITION; REFER TO UNIT DETAIL SHEET.
5. UNIT SQUARE FOOTAGE INCLUDES ALL CLOSETS.



**HARVARD REAL  
ESTATE SERVICES**

**Pleasant Street Leasehold Condominiums  
Cambridge, MA 02139**

UNIT SIZE	DRAWING DATE	YARD UNIT NUMBER
3 BEDROOM	08/31/04	53855_165-302

## Home Improvements

Completely rebuilt from studs in 2024.

- Fire sprinkler pipes were re-hanged during the rebuild
- New efficient SEER 16 Carrier HVAC system, installed in 2024
- New bathrooms
  - Walk-in shower in the primary bathroom,
  - Extended quartz countertop, ceramic tile throughout wall and floor
  - Extended size mirror wall cabinets with lighting, contemporary high gloss cabinet
  - Kohler sliding glass doors
  - Kohler toilets
- Kitchen –
  - New upgrade ceiling high cabinets, high gloss contemporary finish,
  - New quartz countertop, waterfall extension
  - Backsplash wall
  - Stainless steel appliance, counter-depth refrigerator with enclosure
  - New disposal and built-in drinking water filtration
  - Under cabinet lighting
- Doors - contemporary doors with upgraded insulation throughout, new contemporary door handles
- Closets - built-in cabinets, shelves, mirrored sliding doors
- Laundry room - built-in cabinets, mirrored sliding doors
- Floors - premium vinyl plank flooring with cork back
- Lighting - recess LED ceiling light throughout, new contemporary decorative lighting fixtures
- Window treatments - new high-end contemporary style
- Installed new smart lock for entrance
- 80-gallon high-end water tank
- Built-in bookshelves in the living room

**165 Pleasant Street, Unit 302**

**Cambridge, MA 02139**

**For Sale \$1,185,050.00**

**How to make an offer to purchase:**

**You send an email stating what you'd like to pay for; I have listed the sale price below (you can bid on) 165 Pleasant Street, Unit 302, Cambridge, MA 02139.**

**I would encourage you to make your highest and best offer:**

**You can bid up to \$1,185,050.00**

**If your offer is accepted, you will be required to put down a deposit of \$1,000.00 and will be given a formal reservation/offer to review w/your attorney.**

**\* As is sale**

**\* The condominium documents don't allow for a co-brokerage split. We encourage you to hire a real estate attorney to assist you with your offer, negotiations and to review the purchase and sale agreement.**