



PRICE IMPROVEMENT

173 Pleasant Street unit 106, Cambridge, MA 02139
2 Bedrooms -2 Full Bathrooms
\$817,650.00

Amenities include
Gazebo Function, Gym, Media Room



Condo Fee per month

\$845.00

Property Tax yearly
\$2,500.00 w/ residential
exemption

Unit Information

1,033 sq. ft.

All Kitchen Appliances included
Wood, & Tile floors & Carpet
Washer & Dryer
Garage Parking
Storage

Condominium Fee Pays For

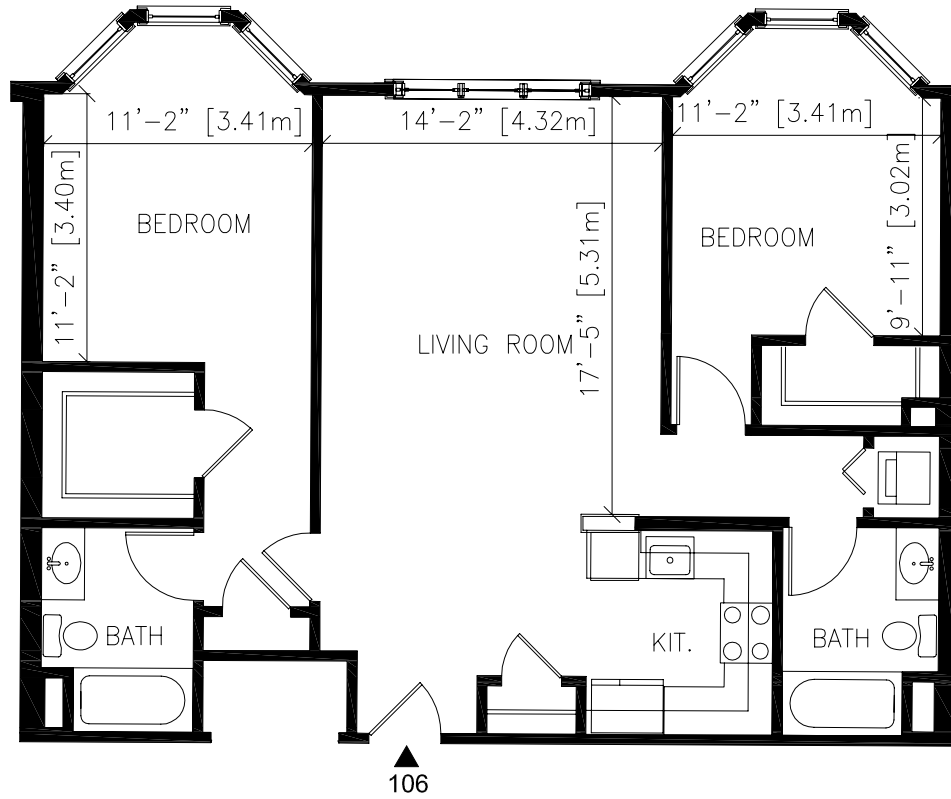
- Property Management Company
- Water & Sewer
- Snow Removal
- Walls-in Insurance
- Common Area Utilities
- Common Area Preventive Maintenance

Like a Tour, Contact



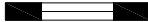

Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 801, Cambridge, MA 02138
Email tracy_coleman@harvard.edu or call 617-799-2553.

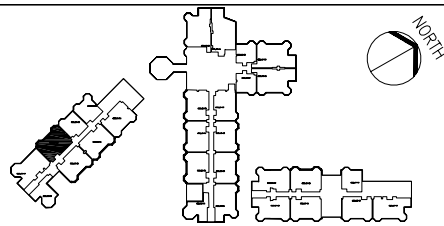
How to Make an Offer

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 with your attorney w/your attorney."



ABBREVIATIONS / SYMBOLS / NOTES

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



PLEASANT STREET

UNIT INFORMATION

ADDRESS: 173 Pleasant Street
 UNIT NUMBER: 106
 LEVEL: 1ST Floor
 SQUARE FEET: 1,033

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 2 BEDROOM	DRAWING DATE 08/31/04	YARD/ UNIT NUMBER 53855_173-106
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**173 Pleasant Street, Unit 106
Cambridge, MA 02139
For Sale \$817,650.00**

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) for 173 Pleasant Street, Unit 106, Cambridge, MA 02139.

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

You can bid up to \$817,650.00

You can bid up to \$7,000.00 for sellers closing costs

You can bid up to 2.5% of the sale price – seller's realtor fee

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.**