



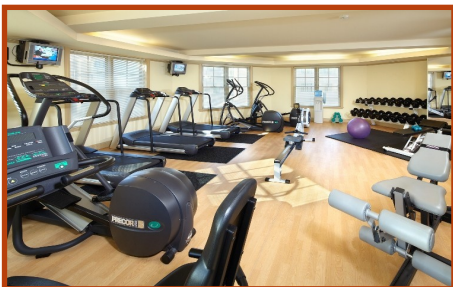
## Price Improvement!

**Condominium For Sale**  
**157 Pleasant Street unit 204, Cambridge, MA 02139**  
**2 Bedrooms -2 Full Bathrooms**

**\$813,700.00**

### Amenities include

**Gazebo Function, Gym, Media Room**



**Condo Fee per month**  
**\$735.00**

**Property Tax yearly**  
**\$2,400.00 w/ residential**  
**exemption**

### Unit Information

**1,023 sq. ft.**

**All Kitchen Appliances included**  
**Wood, & Tile floors**  
**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**

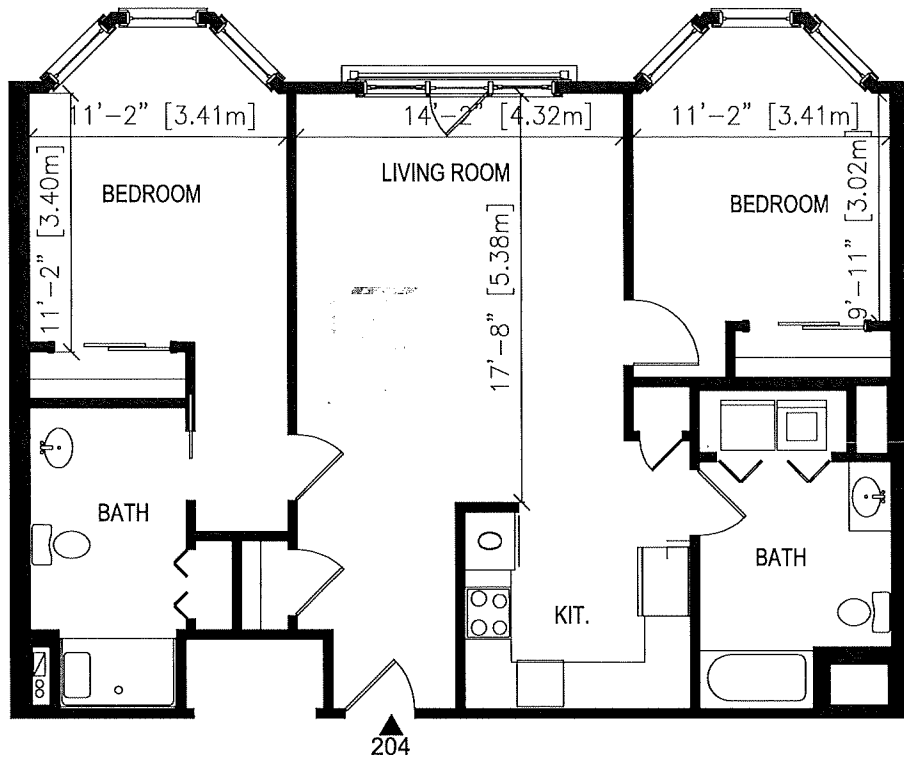
### Like a Tour,

Contact Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 801, Cambridge, MA 02138 or Email [tracy\\_coleman@harvard.edu](mailto:tracy_coleman@harvard.edu)

### How to Make an Offer,

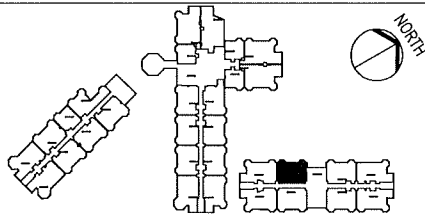
Please send an email stating your bid for: 157 Pleasant Street, Unit 204. Cambridge, MA 02139. I would encourage you to make your highest and best offer, you can bid up to \$813,700.00.

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 with your attorney w/your attorney.



**ABBREVIATIONS / SYMBOLS / NOTES**

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



PLEASANT STREET

**UNIT INFORMATION**

ADDRESS: 157 Pleasant Street  
 UNIT NUMBER: 204  
 LEVEL: 2ND Floor  
 SQUARE FEET: 1,023

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	YARDI UNIT NUMBER 53855_157-204
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**157 Pleasant Street, Unit 204  
Cambridge, MA 02139  
For Sale \$813,700.00**

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

**You send an email stating your bid for 157 Pleasant Street unit 204, Cambridge, MA 02139:**

**I would encourage you to make your highest and best offer, you can bid up to \$813,700.00.**

**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.**