



Pleasant Street Condominium For Sale
3 Bedrooms w/Study - 2 Bathrooms
Two Decks
157 Pleasant Street unit 309, Cambridge, MA 02139
Top Floor
\$1,027,000.00

Amenities include
Gazebo Function, Gym, Media Room



Condo Fee per month
\$1,073.00

Property Tax yearly
\$3,000 w/ residential exemption

Unit Information
1,504 sq. ft.

Appliances
Two Decks
Wood, Carpet, tile floors
Washer & Dryer
Garage Parking
Storage

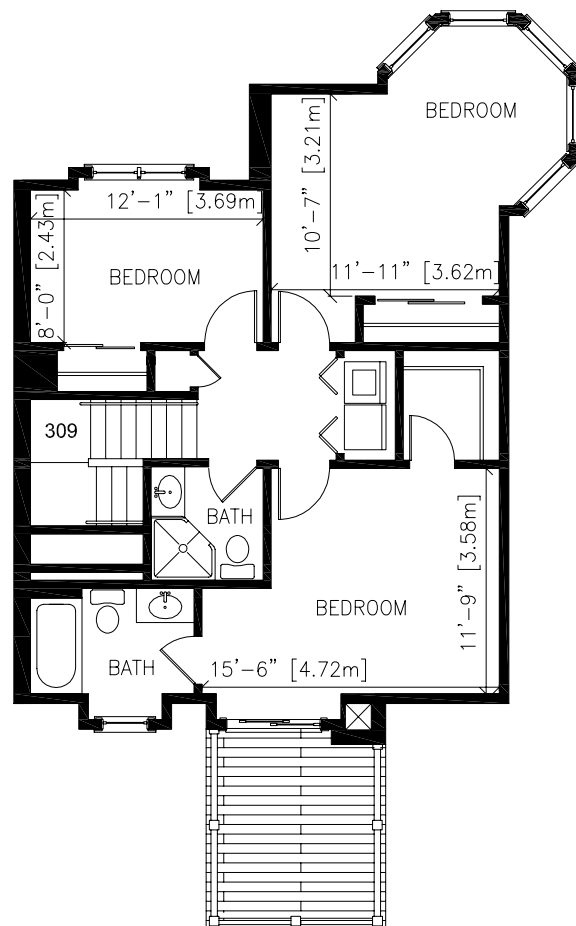
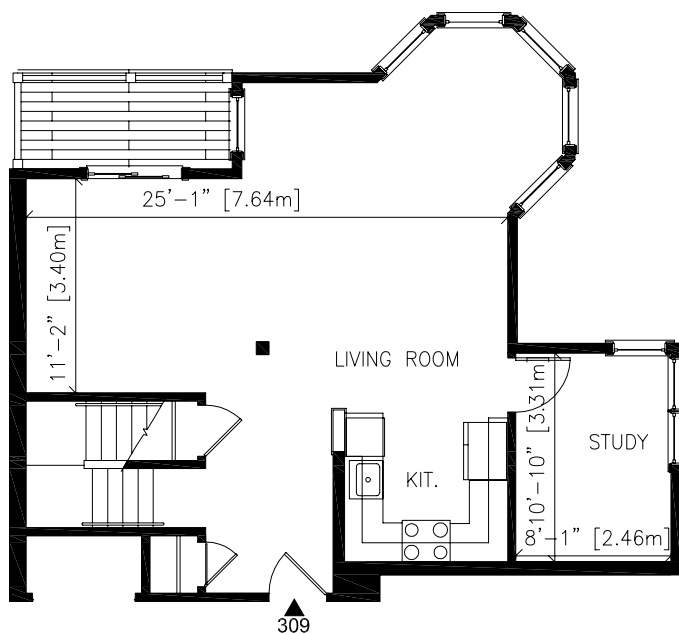
Condominium Fee Pays For

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

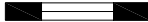
To book an appointment Contact Tracy Coleman

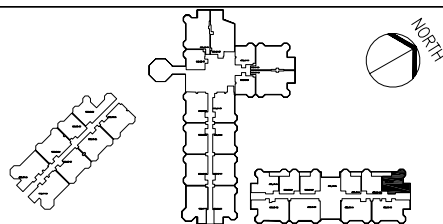
If you have additional question Contact Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138

Email 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: 157 Pleasant Street
 UNIT NUMBER: 309
 LEVEL: 3RD-4TH Floor
 SQUARE FEET: 1,504

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_157-309

157 Pleasant Street, Unit 309

Cambridge, MA 02139

For Sale \$1,027,000.00

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 157 Pleasant Street, Unit 309, Cambridge, MA 02139.

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

You can bid up to \$1,027,000.00.

Bid on Seller's Real Estate fee of 2.5% of the sale price.

You can bid on Seller's closing costs up to \$7,000.00.

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.**