



Unlimited | Sotheby's  
INTERNATIONAL REALTY

## 281 WALDEN STREET UNIT 1 - CAMBRIDGE

OFFERED \$775,000

2 BED | 1 BATH | 1,128 SQ.FT

exclusively listed & marketed by



MELONY SWASEY  
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## CAMBRIDGE'S NEIGHBORHOOD NINE

A bright, large two-plus bedroom with study at the edge of Danehy Park. With private entrances at front and rear, this 1,100+ sq.ft. condo provides a bonus sunroom for work from home. Off the foyer, the bay-window living room opens to a gracious dining room with stately hutch. Enjoy modern touches on period detail, including stained glass, fir floors, decorative trim. The roomy kitchen with center island features ample quartz counters and greystone Shaker cabinetry. Each generous bedroom offers a wide or walk-in closet.

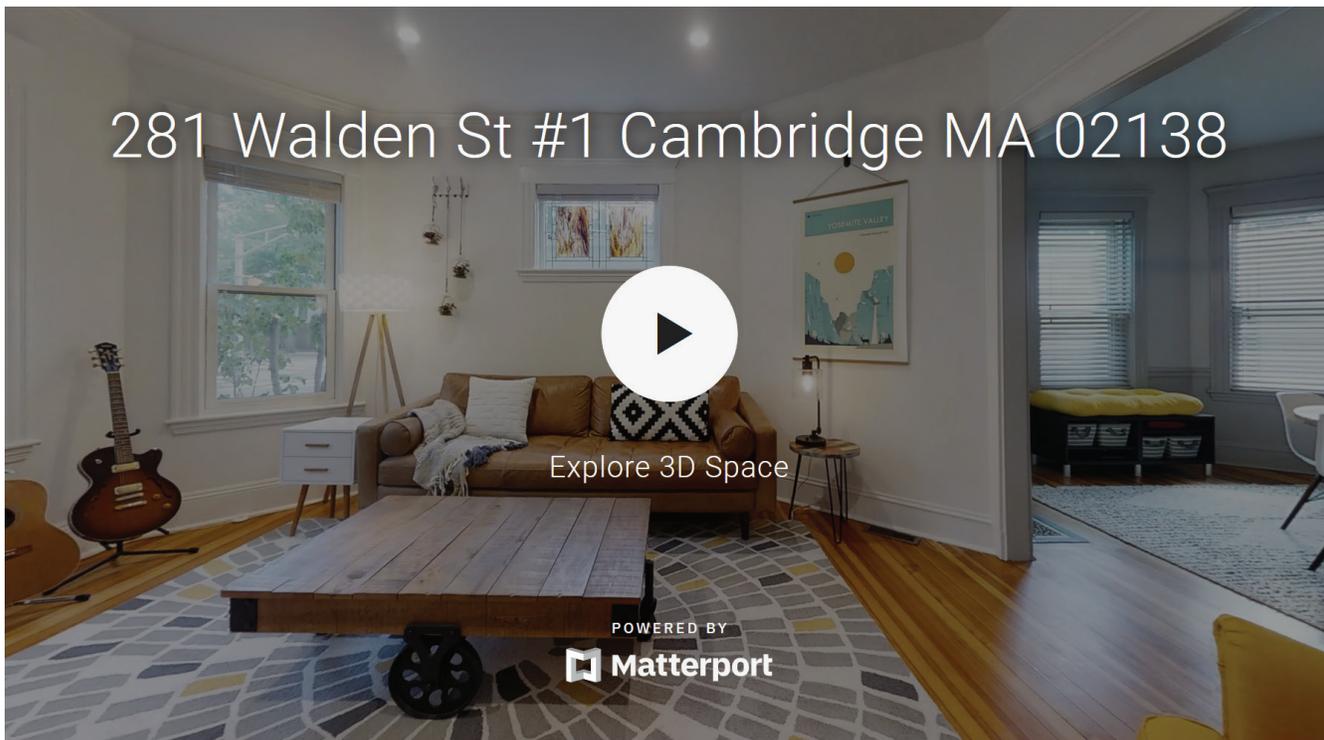
- 2020 roof
- 2017 heat and hot water systems
- Fisher & Paykel and Bosch kitchen appliances
- Over 150 sq.ft. basement storage
- In-unit, side-by-side laundry
- Sleek, updated bathroom
- Danehy Park is practically your backyard
- Nearby: Huron Village, Whole Foods, Trader Joe's, Fresh Pond trails
- Under a mile to Porter Square MBTA
- Within a mile Harvard and Davis squares

# FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

# 3D MATTERPORT TOUR



# NOTES FROM THE SELLER

## THE NEIGHBORHOOD + NEARBY

- Danehy Park is practically your backyard, with 50 acres of recreational fields
- Less than one mile to Huron Village and Fresh Pond Shopping Center with Whole Foods and Trader Joe's
- Less than one mile to Porter Square MBTA
- One mile to the restaurants, shops and commercial centers of Harvard and Davis Squares

## ABOUT THIS UNIT

- Parking: on street; residential parking permit required
- Laundry: in-unit; side-by-side Maytag washer and dryer
- Heat: 2017 gas-fired forced air (ready for central air to be added)
- Hot water: 2017 gas-fired
- Appliances: 2018 Bosch stove with vent hood and dishwasher; 2018 Fisher & Paykel fridge
- Storage: approx. 150 sq.ft. designated basement storage
- Disclosures: back sunroom is insulated but does not have a dedicated heat source
- Property tax: FY20 gross: \$3,436. With residential exemption, FY20 net property tax: \$1,071

## ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 3 out of 3 units are owner-occupied
- Condo fee: \$250
  - Includes: water and sewer, master insurance, snow removal
- Reserves: about \$7,500
- Roof: newly installed in June 2020
- Pets: no dogs; cats permitted. Any other small animals require prior approval from association.
- Smoking: not permitted
- Rentals: permitted with minimum six-month lease
- Basement: cleaned and organized annually

## RECENT IMPROVEMENTS

- 2020:
  - New roof: June 2020 (\$15,000)
  - Sump pump upgraded (proactive maintenance): March 2020 (\$2,400)

**MLS # 72707546 - New****Condo - 2/3 Family**

**281 Walden Street - Unit 1**  
**Cambridge, MA: Neighborhood 9, 02138**  
**Middlesex County**

List Price: **\$775,000**

Unit Placement: Total Rooms: **6**  
 Unit Level: **1** Bedrooms: **2**  
 Grade School: Bathrooms: **1f 0h**  
 Middle School: Master Bath:  
 High School: Fireplaces: **0**  
 Outdoor Space Available:  
 Handicap Access/Features:

Directions: **Garden or Sherman to Walden, at the edge of St. Peter's Field in Danehy Park**

**Remarks**

**Neighborhood Nine: bright, large two-plus bedroom with study at the edge of Danehy Park. With private entrances at front and rear, this 1,100+ sq ft condo provides a bonus sunroom for work from home. Off the foyer, the bay-window living room opens to a gracious dining room with stately hutch. Enjoy modern touches on period detail, incl. stained glass, fir floors, decorative trim. The roomy kitchen with center island features ample quartz counters and greystone Shaker cabinetry, Fisher & Paykel and Bosch appliances with vent hood, and a hidden laundry alcove with side-by-side laundry. Each generous bedroom offers a wide or walk-in closet. The sleek bathroom features a wide shower. Over 150 sq ft of basement storage. 2017 heat and hot water systems; 2020 roof. Danehy Park is your backyard. Shop at nearby Huron Village, Whole Foods and Trader Joe's. Take refuge in Fresh Pond trails. Under a mile to Porter Square MBTA; within a mile of all along Mass. Ave btwn Harvard and Davis squares.**

**Property Information**

Approx. Living Area: **1,128 Sq. Ft. (\$687.06/Sq. Ft.)** Approx. Acres: Garage Spaces: **0**  
 Living Area Includes: Heat Zones: **1 Forced Air** Parking Spaces: **0**  
 Living Area Source: **Public Record** Cool Zones: **0 None** Levels in Unit: **1**  
 Living Area Disclosures: **Insulated study/sunroom is unheated**  
 Disclosures: **Offers due Tues., 8/18 at 2pm; please make any offer good til Wed., 8/19 at 2p. \*All showings by appointment only.\* Schedule via ShowingTime. Insulated study/sunroom is unheated. No dogs; cats OK; other small pets per vote. Property tax reflects FY20 res. exemption.**

**Complex & Association Information**

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$250**  
 Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Snow Removal**  
 Special Assessments: **Unknown**

**Room Levels, Dimensions and Features**

| Room            | Level    | Size         | Features  |
|-----------------|----------|--------------|---|
| Living Room:    | <b>1</b> | <b>16X11</b> | <b>Flooring - Wood, Window(s) - Bay/Bow/Box, Window(s) - Stained Glass</b>                          |
| Dining Room:    | <b>1</b> | <b>15X13</b> | <b>Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Bay/Bow/Box</b>                     |
| Kitchen:        | <b>1</b> | <b>19X12</b> | <b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Stainless Steel Appliances</b> |
| Master Bedroom: | <b>1</b> | <b>12X11</b> | <b>Flooring - Wood</b>  |
| Bedroom 2:      | <b>1</b> | <b>12X11</b> | <b>Closet - Walk-in, Flooring - Wood</b>  |
| Bath 1:         | <b>1</b> | <b>9X6</b>   | <b>Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile</b>                            |
| Laundry:        | <b>1</b> | <b>6X5</b>   | <b>Dryer Hookup - Electric, Washer Hookup</b>   |
| Study:          | <b>1</b> | <b>8X8</b>   | <b>Flooring - Stone/Ceramic Tile</b>  |
| Entry Hall:     | <b>1</b> |              | <b>Flooring - Wood</b>  |

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Public School, T-Station, University**  
 Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR**  
 Basement: **Yes Full, Unfinished Basement**  
 Beach: **No**  
 Flooring: **Wood, Tile**  
 Hot Water: **Natural Gas**  
 Pets Allowed: **Yes w/ Restrictions Cats, Other (See Remarks)**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Elevator: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Laundry Features: **In Unit**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **1913**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:00272**  
**L:0002200001**  
 Assessed: **\$597,500**  
 Tax: **\$1,071** Tax Year: **2020**  
 Book: **72042** Page: **134**  
 Cert: **000000194010**  
 Zoning Code: **C1**  
 Map: Block: Lot:

**Office/Agent Information**

**Office:** Unlimited Sotheby's International Realty (617) 522-2200  
**Agent:** Melony Swasey (617) 971-7080



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*Your real estate expert*

Melony Swasey and the Good Boston Living team represent clients who seek insightful advising for buying and selling homes in and around Boston.

For Melony, the joy in real estate sales is forging genuine relationships with her clients. Since 2010, she's worked closely with home buyers and sellers of all stages of life, guiding them to intelligent, winning decisions.

With a keen understanding of subtle market dynamics, Melony helps clients clearly define their needs in the context of the Boston area's fast-moving markets. Always thinking ahead, she loves to champion a clever, nimble plan. And her highly competent team fills in with thorough, thoughtful service.

With a degree in urban and regional studies from Cornell University's College of Architecture, Art and Planning, Melony settled in Boston's Jamaica Plain in 2004 and quickly fell for her neighborhood, city and region.

Engaged in the community, Melony chairs the board of trustees of The Eliot School of Fine and Applied Arts, a nearly 350-year-old nonprofit that teaches woodworking, painting and other manual arts to people of all ages and backgrounds—from its 1830s schoolhouse as well as in public schools and community centers throughout Boston.