



Unlimited | Sotheby's
INTERNATIONAL REALTY

281 WALDEN STREET UNIT 1 - CAMBRIDGE

OFFERED \$750,000
2 BED | 1 BATH | 1,128 SQ.FT

exclusively listed & marketed by



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CAMBRIDGE'S NEIGHBORHOOD NINE

A bright, large two bedroom plus 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 working from home. Off the foyer, the bay-window living room opens to a dining room with hutch. Enjoy modern touches on period detail, including stained glass, fir floors, decorative trim. The eat-in kitchen with center island features ample quartz counters and greystone Shaker cabinetry. Each generous bedroom offers a wide or walk-in closet.

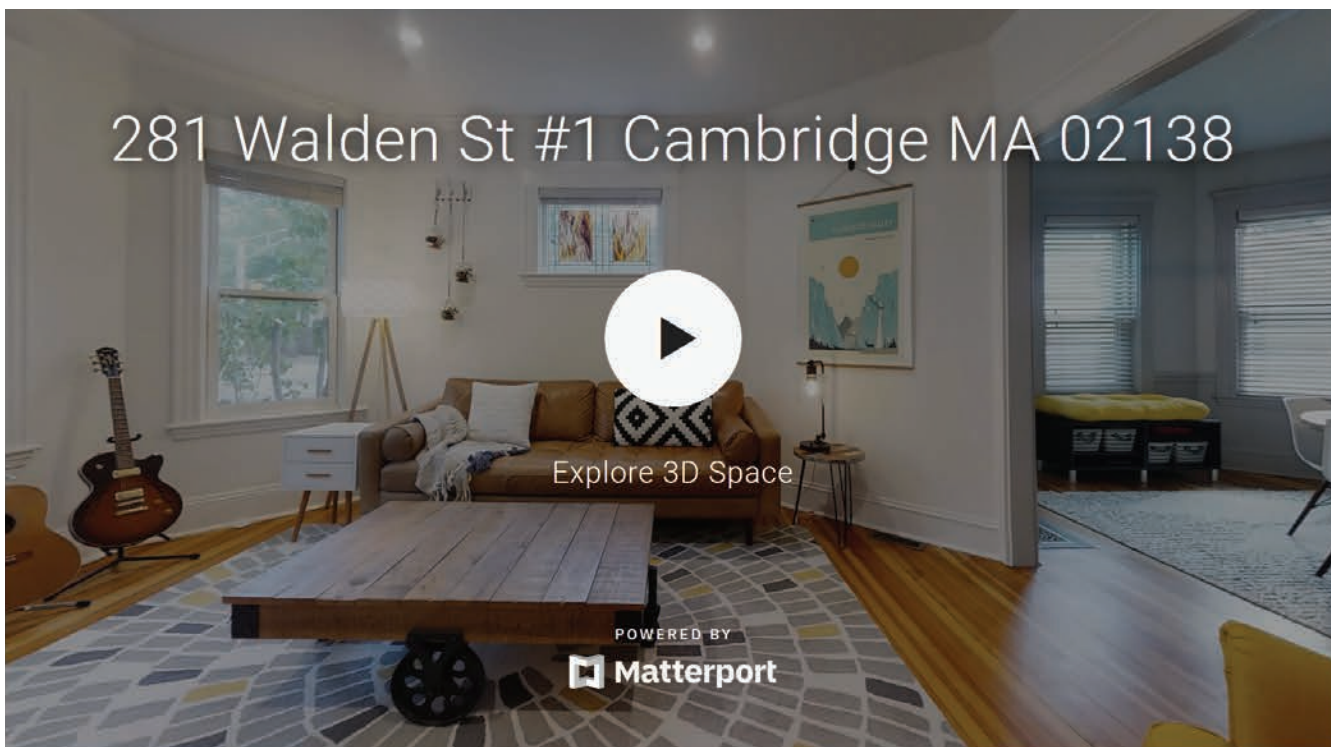
- 2020 roof
- 2017 heat and hot water systems
- Fisher & Paykel and Bosch kitchen appliances
- Over 150 sq.ft. basement storage
- In-unit, side-by-side laundry
- Danehy Park is practically your backyard
- Nearby: Huron Village, Whole Foods, Trader Joe's, Fresh Pond trails
- Under a mile to Porter Square 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
- Under a mile to Fresh Pond Reservation
- 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: easy on-street parking with residential parking permit
- 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: estimated FY21 gross: ~\$3,614.
 - With residential exemption, estimated FY21 net property tax: ~\$1,083

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 \$6,800
- 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 # 72798977 - New**Condo - 2/3 Family**

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

List Price: **\$750,000**

Unit Placement: **Street**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Available: **No**

Handicap Access/Features:

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

Remarks

Neighborhood Nine: bright, large two-bedroom plus study at the edge of Danehy Park. With private entry at front and rear, this 1,100+ sq ft condo offers a bonus sunroom for working from home. Off the foyer, the bay-window living room opens to a gracious dining room with stately hutch. Enjoy modern takes on period detail, incl. stained glass, fir floors, decorative trim. The eat-in kitchen with center island features ample quartz counters and greystone Shaker cabinetry, Fisher & Paykel and Bosch appliances with vent hood, and a 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. 2020 roof; 2017 hot air system. Danehy Park is your backyard. Ample on-street permit parking. 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. (\$664.89/Sq. Ft.)** Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 On Street Permit**

Living Area Source: **Public Record**

Cool Zones: **None**

Levels in Unit: **1**

Living Area Disclosures: **Insulated study/sunroom is unheated**

Disclosures: **Insulated study/sunroom is unheated. No dogs; cats OK; other small pets per vote. Property tax reflects estimated FY21 residential exemption. Easy on-street parking with permit.**

Complex & Association Information

Complex Name:

Units in Complex: **3** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$250 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Snow Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

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

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Public School, T-Station, University**

Appliances: **Range, Refrigerator, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR**

Association Pool: **No**

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Exterior: **Vinyl**

Exterior Features: **Garden Area**

Flooring: **Wood, Tile**

Hot Water: **Natural Gas**

Pets Allowed: **Yes w/ Restrictions Cats Only, Other (See Remarks)**

Restrictions: **Other (See Remarks)**

Roof Material: **Rubber**

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:

Facing Direction: **Southeast**

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: **\$617,800**

Tax: **\$1,083** Tax Year: **2021**

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: Good Boston Living Team (617) 971-7080

Team Member(s): 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.