

45 Sacramento Street #3
Cambridge

Welcome Home!



Light abounds from treetop views in this classic Agassiz gem with 1920 period details such as pocket doors, decorative mantel, built-in pantry and transom windows. Modern updates include newer double-pane windows, stainless steel appliances, custom radiator covers and gleaming hardwood floors. Enjoy alfresco dining with exclusive rights to the roof deck!

Offered for \$479,000

Exclusive Listing Broker:
Coldwell Banker Residential Brokerage
1730 Mass Ave, Cambridge, MA 02138
www.NewEnglandMoves.com
#1 Coldwell Banker Office in New England



Tamela Roche, Realtor®

Representing You. Always.
CambridgeAgents.com
phone / fax 617-245-4072



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Featuring

940 +/- Sq Ft (Per City Records)

High Ceilings & Two Skylights

Gleaming Hardwood Floors

Pocket Doors & Transom Windows

Custom Radiator Covers & Built-In Bookshelf

Newer Double-Pane Tilt-In Windows Throughout

Custom Window Treatments & Light-Block Shades in Bedrooms

Living Room w/Skylight & Decorative Mantel

Sitting Room w/Hardwood & Closet (*possible 3rd bedroom*)

Kitchen w/Stainless Steel Appliances & Ceiling Fan

Range, Refrigerator, Dishwasher, Disposal, Microwave

Dining Room w/Hardwood Floor & Built-In Pantry



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Exclusive Rights To Roof Deck!



Bedrooms & Baths

King-Size Master Bedroom w/Walk-In Closet
Second Bedroom w/Hardwood & Closet
Sitting Room Possible 3rd Bedroom
Full Bath w/Claw Foot Tub & Shower
w/Hardwood Floor, Pedestal Sink & Skylight

Additional Features:

Full-Size Washer & Dryer Included (kitchen)
Exclusive Rights to Roof Deck (400 +/- sf)
Exclusive Rights to Paved Driveway
Outdoor Shed Included (free-standing)
Private Basement Storage Room (200 +/- sf)
w/Double Sink (hot & cold water) included
w/WorkBench included

Real Estate Taxes For 2010: \$ 1,223.46

Includes Cambridge Residential Exemption
Residential Exemption Savings of \$1,531.83
Taxes Without Exemption = \$ 2,742.14

Monthly Condo Fee: \$ 200.00

Includes: Water, Sewer, Master Insurance
& Exterior Maintenance



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