

22 Laurel Street #12 Somerville

Janet Koenig Picinich Photography



*Modern updates with
top-quality finishes.*

Light-Filled Condominium
Modern Kitchen & Bath
Hardwood Throughout
878 Sq Ft Living Area
2 Bedrooms, 1 Bath
1 Off-Street Parking
Common Laundry
Pets OK w/Approval

Offered for \$269,000



Conway Park & Recreation 2 Blocks Away!

Exclusive Listing Broker:
Coldwell Banker Residential Brokerage
1730 Mass Ave, Cambridge, MA 02138
www.NewEnglandMoves.com
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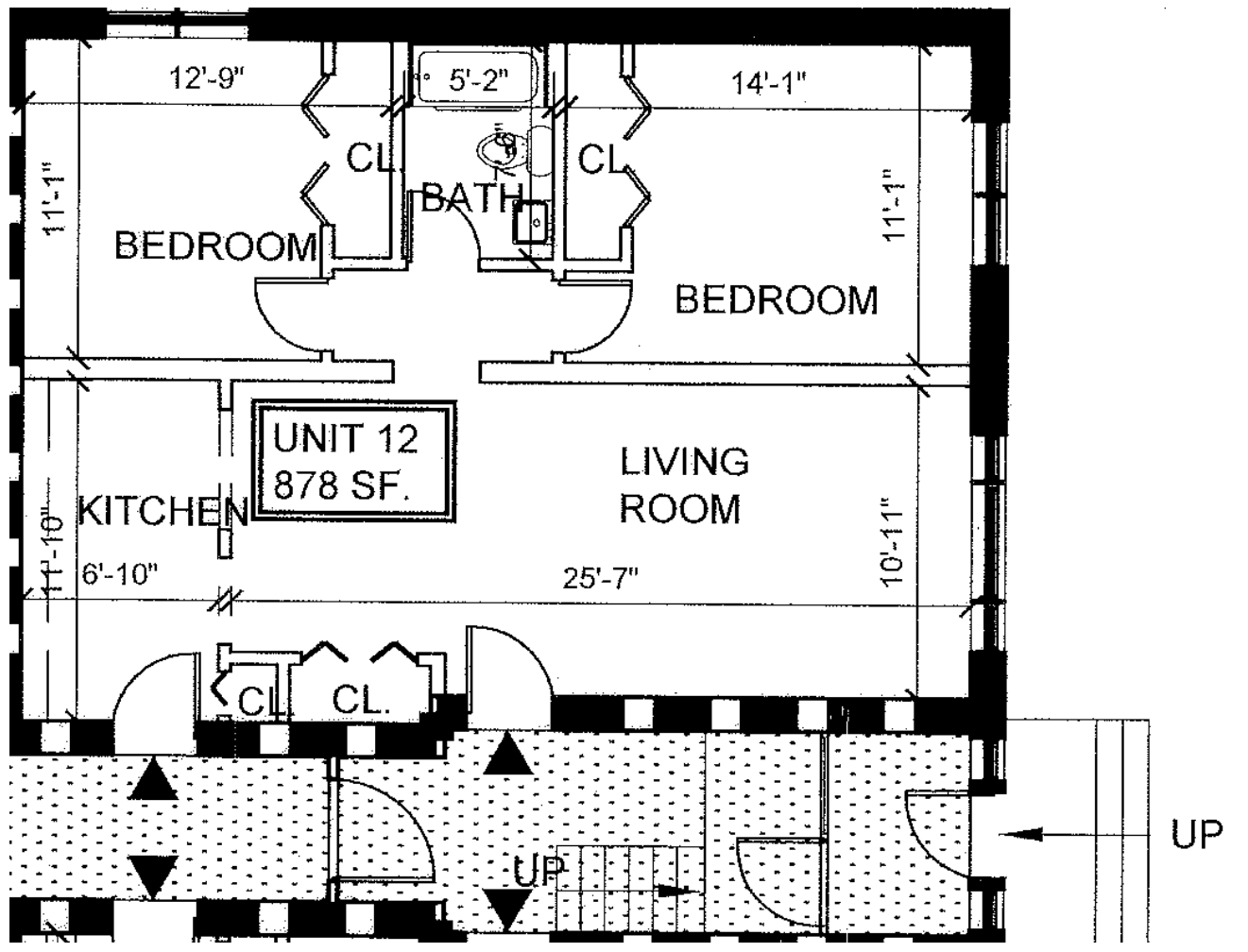
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Laurel Heights Condominium

Management Professional Off-Site by GO Management
617-354-1011 www.GoManagement.net

Occupancy 16 of 18 Units Owner-Occupied (*as of June, 2010*)

Condo Fee: \$ 227.82 Monthly Includes:
Hot Water, Water, Sewer, Master Insurance, Laundry Facility,
Landscape, Extra Storage, Snow & Refuse Removal,
Exterior Maintenance



Source: Southern Middlesex Registry of Deeds www.masslandrecords.com
Site Map Available—Ask Agent



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Features

- Age Built 1970, Condo in 2004, Updates Completed 2007
- Area 878 Sq Ft Living Area (per city records)
- Bath Full w/Black Granite Tile, Pedestal Sink, Tub & Shower
- Beds Master BR w/Hardwood Floor, Double Closet
2nd BR w/Hardwood Floor, Double Closet
- Floors Hardwood Throughout, Granite Tile Bathroom
- Kitchen Stainless Steel Appliances, Pantry, Recessed Lighting
- Laundry Common Laundry Room Same Floor (Coin-Op)
- Parking 1 Deeded Off-Street Parking in Paved Parking Lot
- Pets Permitted w/Condo Trustee Approval
- Roof Rubber Roof New in 2004
- Security Key Access Front & Rear Lobby; Intercom System
- Siding Brick Exterior
- Storage Additional Storage Cabinet Included
- Systems Electric Baseboard Heat, Window A/C
- Taxes \$ 1,228.63 Annual Taxes w/Residential Exemption
- Updates See Detailed List of Upgrades & Improvements
- Water Hot Water Included in Condo Fee, City Water & Sewer
- Windows Custom Framed Windows w/Custom Blinds Included
- Yard Common Front Yard Professionally Landscaped

All Images by Janet Koenig Picinich Photography



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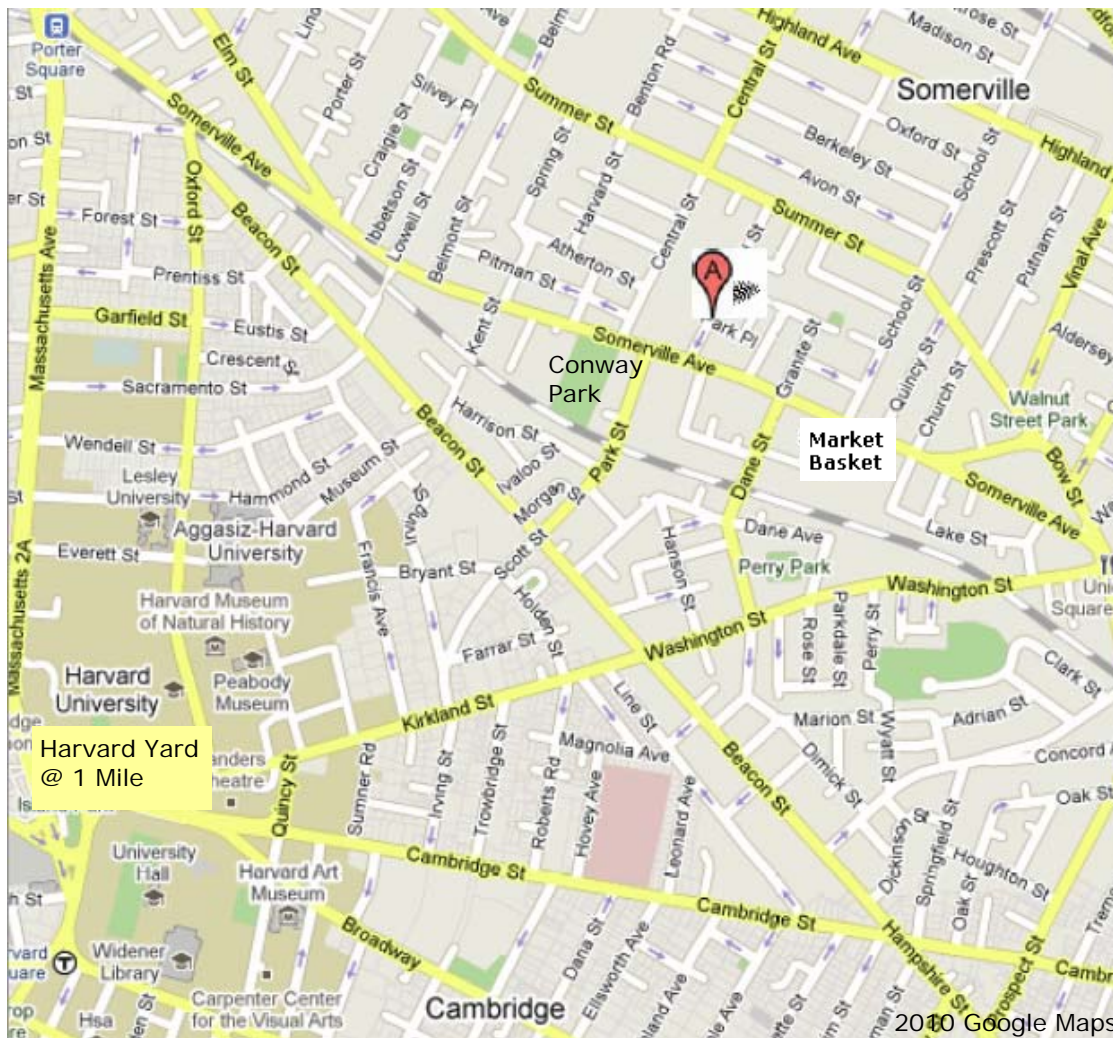
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Neighborhood Amenities:

- Bike Path Walking, Jogging, Biking (Extension Planned)
- Groceries Convenient to Star Market & Market Basket
- Recreation Conway Park Indoor & Outdoor Sports Complex
- Restaurants Convenient to Porter, Union & Harvard Squares
- Subway Red Line T (Porter Sq), Future Green Line T (Union Sq)
- Transportation Walk to MBTA Bus Routes, Easy Access Route 93
- Walk Score™ 91 out of 100, Somerville Average 89, www.walkscore.com



Porter Square @ 1 Mile

Rte. 93 @ 1.4 Miles

Union Square @ .36 Miles

Harvard Yard @ 1 Mile

Logan Airport @ 5.3 Miles



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Interior Upgrades & Improvements

The list below provided by Seller of upgrades completed 2007

NEW Upgrades Throughout:

- Crown molding throughout
- Baseboard molding throughout
- 3 New six-panel interior doors & hardware
- Painted walls, ceilings & moldings
- Custom framed all windows
- Painted all window frames
- Designer light switches
- Designer outlet covers
- Designer interior door handles
- Closet doors & matching designer closet door handles

NEW in Living & Dining Room:

- Sanded & re-finished hardwood floors in Living, Dining & Hallway
- Designer chandelier (Danish) in Dining Room
- Custom framed & painted hallway portal & entry

NEW in Kitchen:

- Sanded & re-finished hardwood floor
- Matching designer cabinet handles
- Ceiling light fixtures in Kitchen & Hallway
- Kitchen disposal

NEW in Bedrooms:

- New hardwood floors
- Custom framed & painted entries

NEW in Bathroom:

- Custom frame installed & painted in entryway
- Custom chair rail installed & painted
- Ceiling light fixture
- Toilet seat & cover
- Re-sealed Bathtub



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