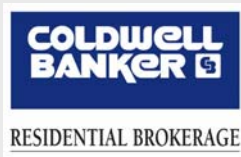




# 1 Aberdeen Way #113 Cambridge

Escape the labors of life, come home to loft-living style & serenity!

Offered for \$ 419,000



Loft-Style Condominium  
993 sf Living Area  
2 Living Levels, 15' Ceiling  
Master Bed & Bath  
Guest Bath & Large Study  
Custom Blinds & Storage  
Central Air, In-Unit Laundry  
Off-Street Deeded Parking



Interior Images by Janet Koenig Picinich Photography

Superb interior design with southwest light and tree views abound Living/Dining, Kitchen and Master Bedroom. One can escape the labors of life and come home to loft-living style and serenity.



**Tamela Roche, Realtor®**  
Representing You. Always.

Exclusive Listing Broker:  
Coldwell Banker Residential Brokerage  
1730 Mass Ave, Cambridge, MA 02138  
www.nemoves.com

**CambridgeAgents.com**  
617.245.4072



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# 1 Aberdeen Way #113 Cambridge



Soaring Ceiling Height Approx. 15'



Custom Ceiling Fan & Light

Age	Originally Built 1960, Re-Constructed 2005
Area	993 sf per Master Deed, 2 Living Levels
Bath	Full Bath 1 <sup>st</sup> Floor, Master Bath 2 <sup>nd</sup> Floor
Beds	Master BR w/Custom Closets, Yellow Pine Floor
Bikes	On-Site Bike Rack (28 Total Slots, Annual Fee)
Blinds	Living Room Custom Window Blinds
Cabinetry	White Composite Wood
Cooling	Central Air-Conditioning, Individual Unit Control
Dishwasher	Bosch Stainless Steel
Disposal	In-Sink-Erator Garbage Disposal
Electric	100 Amp Circuit Breakers
Entry	Main Front Lobby + West Side Resident Entry
Exhaust	Recessed Fans in Bathrooms Ducted to Roof
Exterior	Brick & Stone
Floors	Bamboo, Southern Yellow Pine, Tile, Carpet
Heat	Gas FHA w/Unit Control; Electric FHW Baseboard
Hot Water	Electric w/Unit Control, 80 Gallon Tank
Intercom	Intercom System Main Entrance Dials to Phone
Kitchen	Black Raven Granite, Bosch & GE Profile SS Appl.
Laundry	LG Washer/Dryer Combo 1 <sup>st</sup> Floor Included
Living Rm	Bamboo Floor, SW Exposure, Operable Windows
Microwave	Bosch HMT9305 w/Recalculating Ventilation
Parking	1 Deeded Assigned Off-Street Parking Included
Plumbing	Copper & PVC Plastic Supply, Cast-Iron Drainage
Range	Bosch SS Gas Cooktop & Self-Clean Oven
Refrig.	GE Profile SS w/Ice-Maker
Roof	Insulated Rubber Membrane
Study	Bamboo Floor, Deep Closet, Custom Shades
Storage	Custom Closets Master BR, 2 Additional Closets
Taxes	\$ 1,404.96 FY11 (Includes Residential Exemption*)
Trash	Refuse & Recycling Collection On-Site
Water	Individual Unit City/Town Water & Sewer Meter
Windows	Commercial, Double-Hung, Insulated, Operable

\*Cambridge Residential Exemption Tax Savings = \$1,649.24

NStar Gas: Monthly Ave. \$ 7 - \$ 40 Electric: Monthly Ave. \$ 65  
 Cambridge Water & Sewer: Monthly Ave. \$ 40



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1 Aberdeen Way #113  
Cambridge

Master Bed & Bath  
2<sup>nd</sup> Level



Guest Bath w/ Laundry



Large Study & Closet 1<sup>st</sup> Level

## Beds, Baths & Storage

### First Level - Bamboo Floor

Coat Closet: Foyer Entrance, Currently Opened Up

Large Study: Deep Closet Under Stairs, Custom Shades Included

Guest Bath: Shower, Pedestal Sink, Exhaust Fan, Laundry Room

Bath Fixtures: Kohler, Grohe, Swanstone Shower w/Tempered Glass

### Laundry Room - Tile Floor

First Level: LG Front-Loading Washer/Dryer Combo Included

### Second Level - Southern Yellow Pine Floor

Master Bed: Custom Wardrobe Closets Included

Master Bath: Shower & Tub, Pedestal Sink, Exhaust Fan, Storage

Bath Fixtures: Kohler, Grohe, Crane "San Marcos" Porcelain Tub

Utility Closet: Large Walk-In Closet/Utility Room in Master Bath



# Aberdeen Lofts Condominium

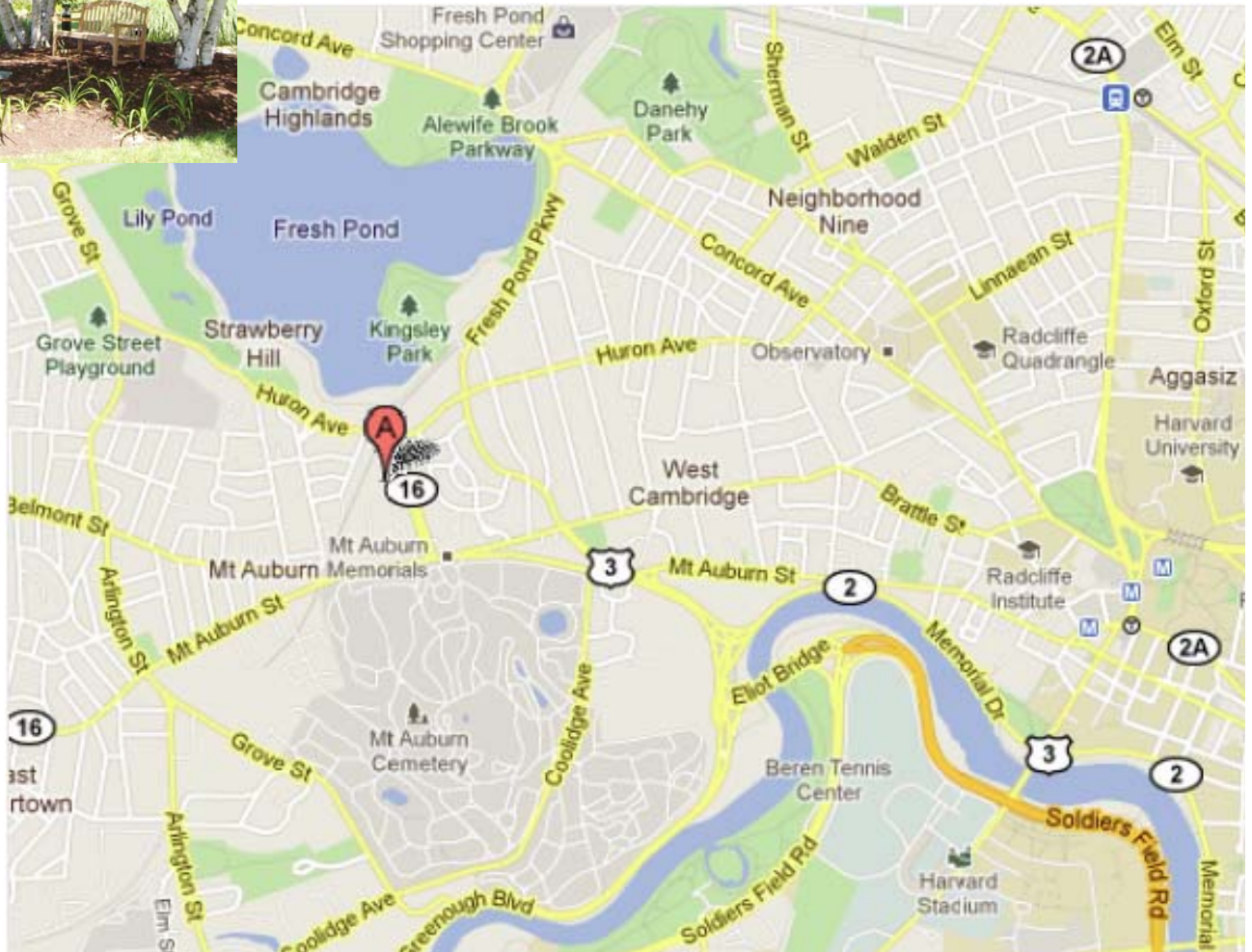
**Owner Occupancy** = 95% (52 of 55 Total Residences)

**Condo Fee:** \$ 370 Monthly Includes: Master Insurance, Landscape, Elevator, Snow & Refuse, Exterior Maintenance, Property Mngmnt

**Barrington Management** 781.648.9600 Barrington-Mgmt.com

Developed by Prospectus LLC, Built by Metric Construction Corp.,

Architectural Design by Bargmann Hendrie + Archetype Inc.



## Welcome To The Neighborhood!

CambridgeMA.gov

**WalkScore®** = 75 "Very Walkable"

**MBTA Bus Routes:** #71, 72, 73, 74, 75 mbta.com

**MBTA Subway (Red Line):** Harvard Square, Alewife, Porter Square

**Major Routes In Minutes:** Route 2, Route 16, Memorial & Storrow Drive, Mass Pike

**Within 1 Block:** Fresh Pond Golf, Playground, Baseball, Walking, Jogging, Biking, Dog Park  
Shaw's/Star Market & Pharmacy, Dry Cleaners, Shoe Repair  
ZipCar® Location on Mt. Auburn/Homer Avenue (next door!)

**Within 2 Blocks:** Sofra Bakery & Cafe, Noodle Stix, Gregg's Italian Restaurant  
Horticulture - Friends of Mt. Auburn, an American Treasure!



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