



1 Aberdeen Way #127
Cambridge

Rare 2-Bay Corner Residence

Offered for \$ 599,000



1,426 sf, 2 Living Levels
15' Ceiling Height
Master Bedroom & Bath
Large Study & Guest Bath
Custom Wardrobe Closets
Additional Attic Storage
Central Air, In-Unit Laundry
2 Deeded Parking Spaces

www.CambridgeLoft.com



Janet Koenig Picinich Photography

SOLD! September 2011

Exquisite interior design. Light and nature views abound the Living, Dining, Master Bedroom and over-sized Study. One can escape the labors of life and come home to easy-living style and serenity.



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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 #127 Cambridge



Soaring Ceiling Height Approx. 15'



Exquisite Décor & Interior Design



Black Raven Granite & Bamboo Floor

Age	Originally Built 1914; Re-Constructed 2005
Area	1,426 sf per Master Deed, 2 Living Levels
Bath	Full Bath 1 st Floor, Master Bath 2 nd Floor
Beds	Master BR w/Picture Window, Yellow Pine Floor
Bikes	On-Site Bike Rack (28 Total Slots, Annual Fee)
Cabinetry	White Composite Wood Cabinets in Kitchen
Cooling	Central A/C, Unit Control & Prog. Thermostat
Custom	Light Fixtures & Window Treatments Included
Dishwasher	Bosch Stainless Steel
Disposal	In-Sink-Erator
Electric	100 Amp Circuit Breakers
Entry	Main Front Lobby + West Side Resident Entry
Exhaust	Recessed Fans in Bathrooms Ducted to Roof
Exterior	Brick & Stone
Foyer	Large Foyer (Unit Entry) w/Custom Coat Closets
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	Granite, Bosch & GE Profile SS Appl., Ceiling Fan
Laundry	Bosch Full Size Stacked Washer & Dryer 1 st Floor
Living Rm	Bamboo Floor, Wall of Windows (Operable)
Microwave	Bosch HVM9305 w/Recalculating Ventilation
Parking	2 Deeded & Assigned Off-Street Parking Spaces
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, Custom Built-Ins, Large Picture Window
Storage	Additional In-Unit Attic Storage (Stand-Up)
Taxes	\$ 2,294.19 FY11 (Includes Residential Exemption*)
Trash	Refuse & Recycling Collection On-Site
Water	Individual City/Town Water & Sewer Meter
Windows	Commercial, Double-Hung, Insulated, Operable

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



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BEDS, BATHS, LAUNDRY & STORAGE

First Floor

- Large Study: Bamboo Floor, Picture Window, Custom Built-Ins
- First Full Bath: Shower, Bamboo Floor, Pedestal Sink, Exhaust Fan
- Bath Fixtures: Kohler, Grohe, Swanstone Shower w/Tempered Glass
- Laundry: Bosch Front-Loading Full-Size Stacked Washer & Dryer
- Storage: Custom Built-In Coat & Wardrobe Closets Included

Second Floor

- Master Bed: Southern Yellow Pine Floor, Large Picture Window
- Master Bath: Shower & Tub, SY Pine, Pedestal Sink, Exhaust Fan
- Bath Fixtures: Kohler, Grohe, Crane "San Marcos" Porcelain Tub
- Storage: 2 Large Storage Cabinets Accessed From Staircase

Attic

- Stand-Up Storage Space Above Foyer, Not Included in Living SqFt

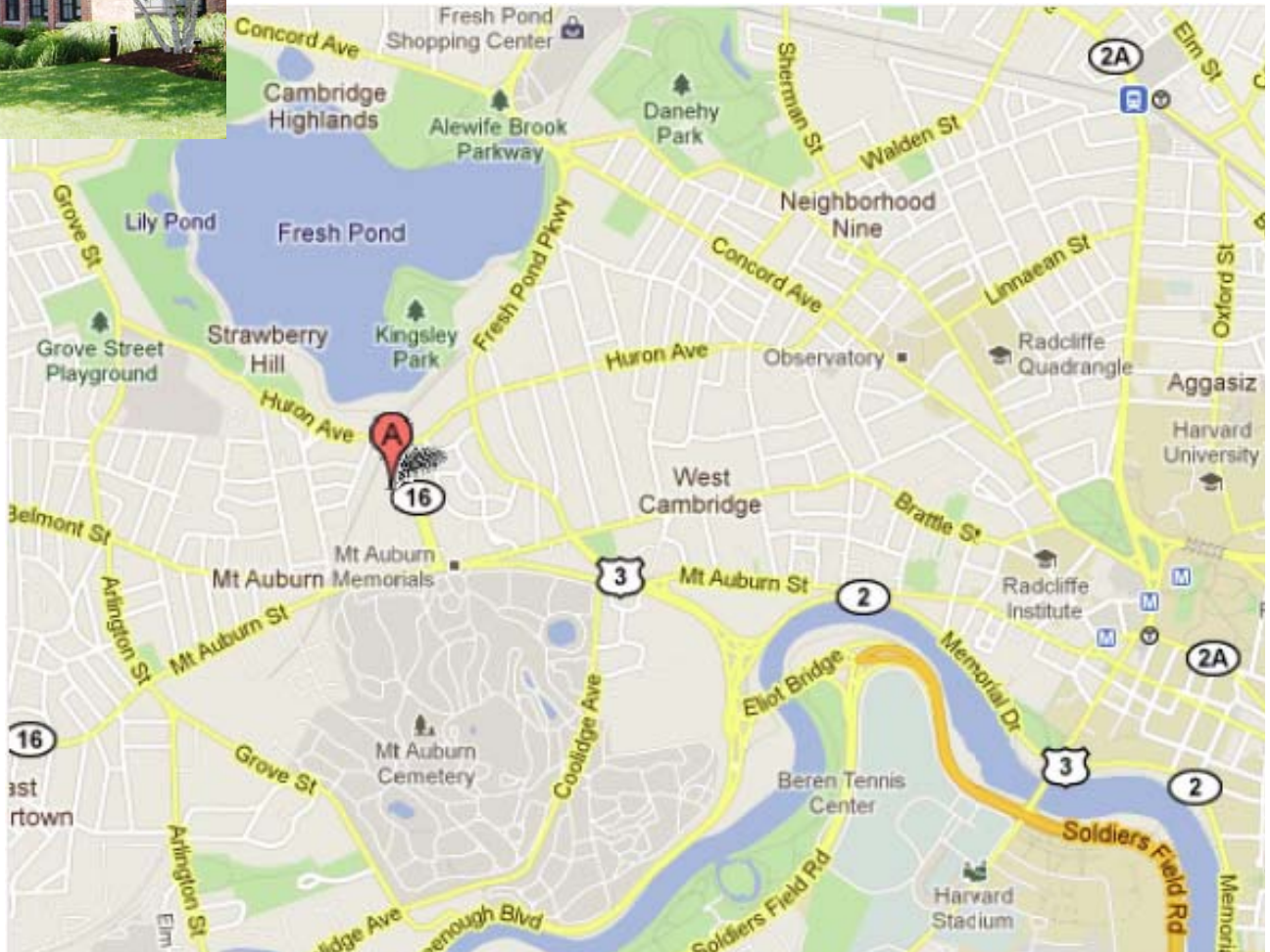


Aberdeen Lofts Condominium

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

Condo Fee: \$ 488 Monthly Includes: Master Insurance, Landscape, Elevator, Snow & Refuse, Exterior Maintenance

Barrington Management 781.648.9600 Barrington-Mgmt.com



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!

Developed by: Prospectus LLC, BH+A Inc. Architects, Metric Construction Corp.



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