



Living Room

MLS # 73087867 - New Condo - 2/3 Family

49 Bristol Street - Unit 1
Cambridge, MA: Kendall Square, 02141
Middlesex County

List Price: **\$849,000**

Unit Placement:
Unit Level: **1**
Grade School: **CPS**
Middle School: **CPS**
High School: **CPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Hampshire or Webster to Bristol Street**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Remarks

Sunny, updated and perfectly laid out 2 bedroom PLUS additional office, with private outdoor deck area and 2 parking spaces (one of them GARAGE!). Incredibly high ceilings throughout, with an open kitchen/dining/living concept. Spacious primary suite with two closets and attached full bathroom. 2nd bedroom with access to 2nd common, full bathroom, making this unit perfect for roommates or a guest suite! Additional third room, perfect for a home office. Easy access to your oversized private rear deck. Plus garage parking included! Additional deeded storage in the basement, private laundry, central air! Incredible location with easy access to both the Green and Red Lines, Memorial Drive and Charles River, MIT, Harvard, Whole Foods and so much more.

Property Information

Approx. Living Area Total: **989 SqFt (\$858.44/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Master Deed**
Approx. Above Grade: **842 SqFt** Approx. Below Grade: **147 SqFt** Levels in Unit: **1**
Living Area Disclosures: **Per condo docs, 147sf storage is included in total area.**

Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**
Parking Spaces: **1 Off-Street, Assigned** Garage Spaces: **1 Detached**
Disclosures:

Complex & Association Information

Complex Name: **49 Bristol Street Condominium Trust** Units in Complex: **3** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$211 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Open Floor Plan, Gas Stove
Main Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Tiled With Tub & Shower
Bath 2:	1		Bathroom - Tiled With Shower Stall
Laundry:	B		-
Office:	1		Flooring - Hardwood

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Highway Access, Private School, Public School, T-Station, University, Other (See Remarks)**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Association Pool: **No**
Basement: **Yes Full, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Unit Deed**
Exterior: **Clapboard**
Exterior Features: **Deck - Wood**
Flooring: **Hardwood**
Hot Water: **Natural Gas**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
No
Year Built/Converted: **1916**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **40-54-1**
Assessed: **\$770,000**
Tax: **\$4,512** Tax Year: **2023**
Book: **67956** Page: **253**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

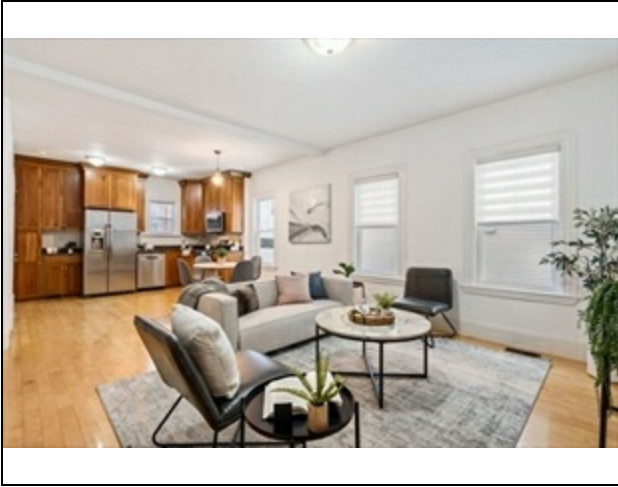
Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

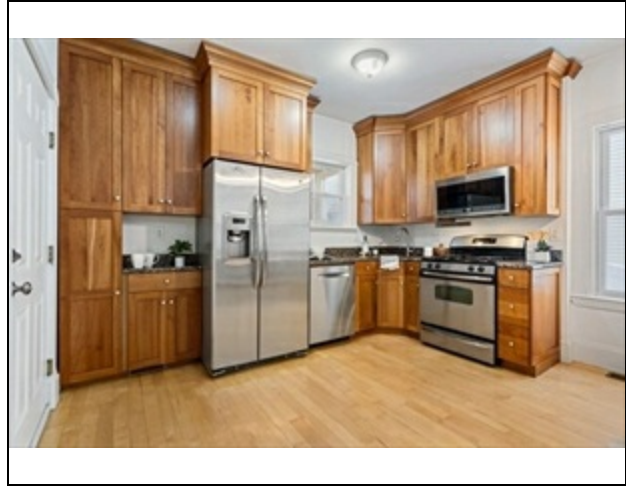
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 825-0800**
Team Member(s): **Timothy Deihl** (617) 817-1813
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Appointment Required**
Showing: Facilitator: **Appointment Required**
Special Showing Instructions: **Please email Tim.Deihl@GibsonSIR.com with all inquiries.**

Market Information

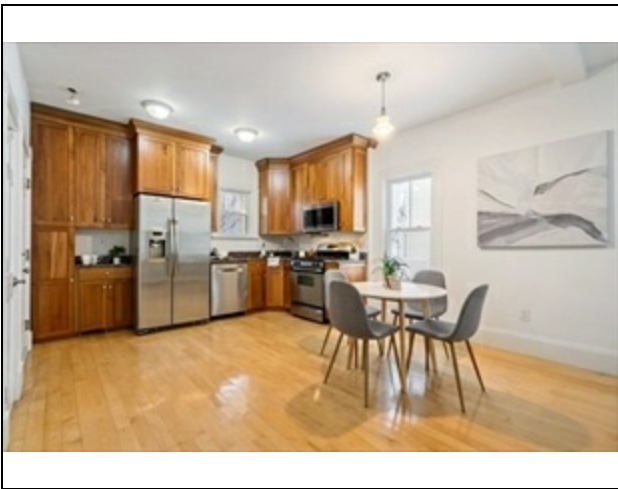
Listing Date: **3/15/2023** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$849,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:



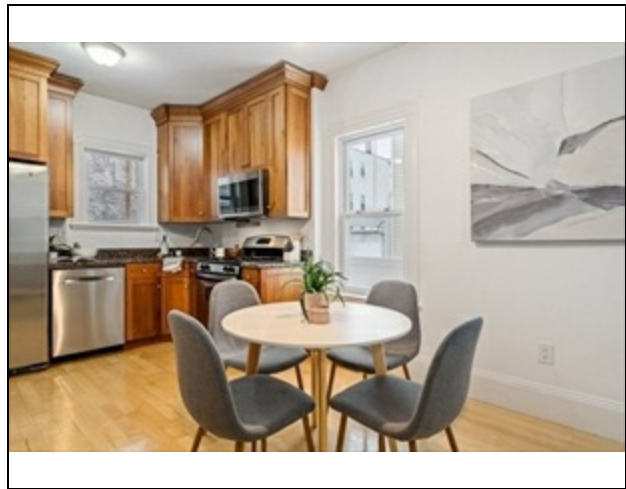
Living Room



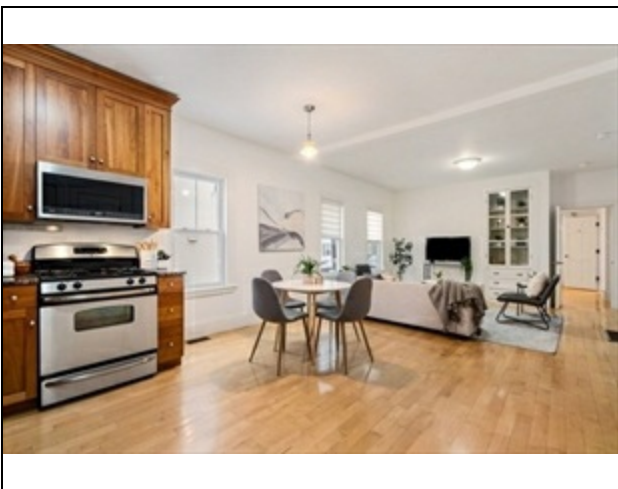
Kitchen



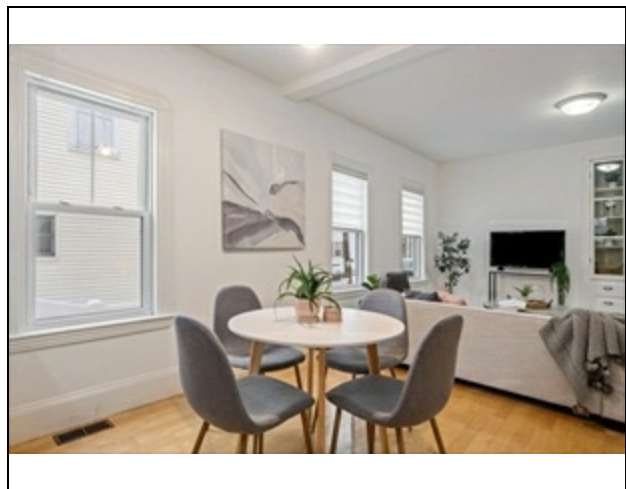
Kitchen/Dining Combo



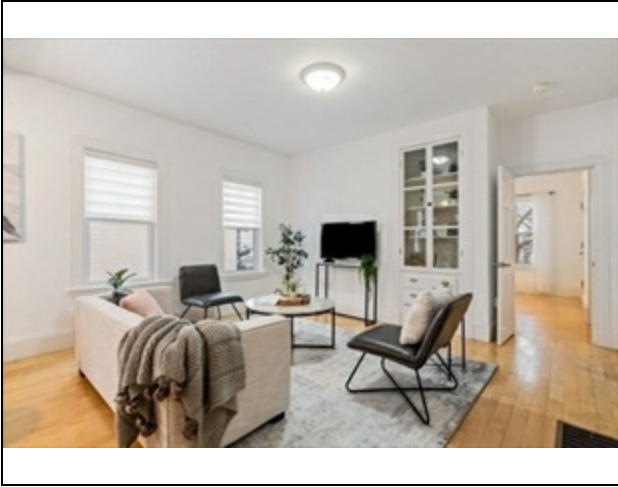
Kitchen/Dining Combo



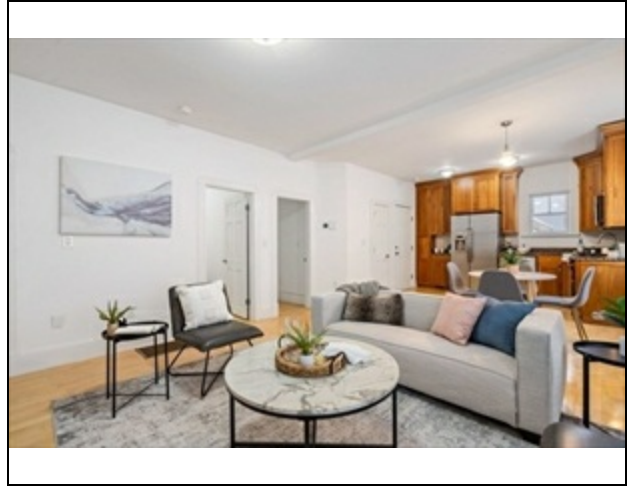
Living/Dining Room Combo



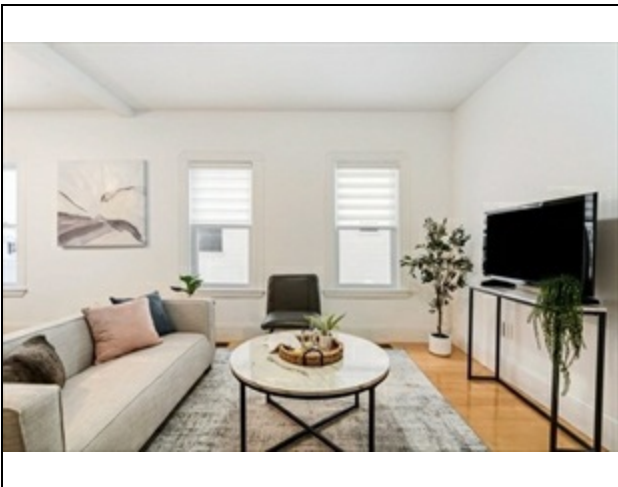
Dining Room



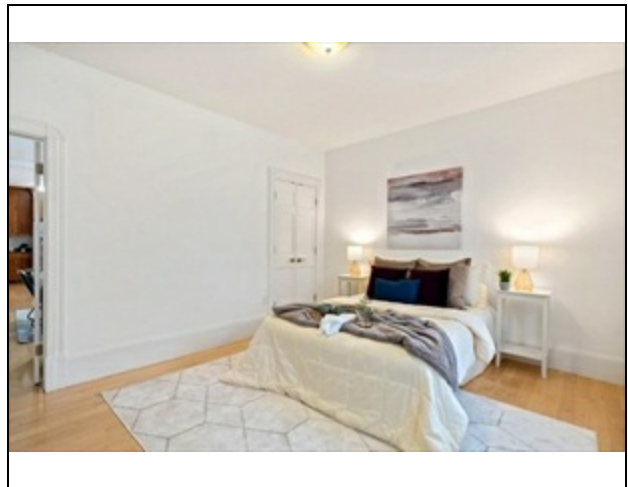
Living Room



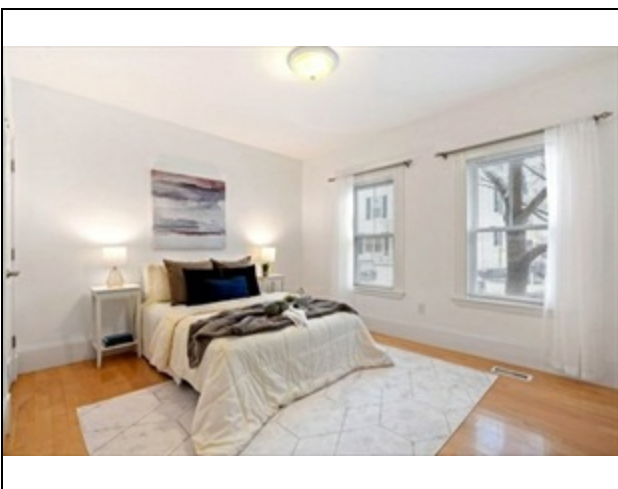
Living Room



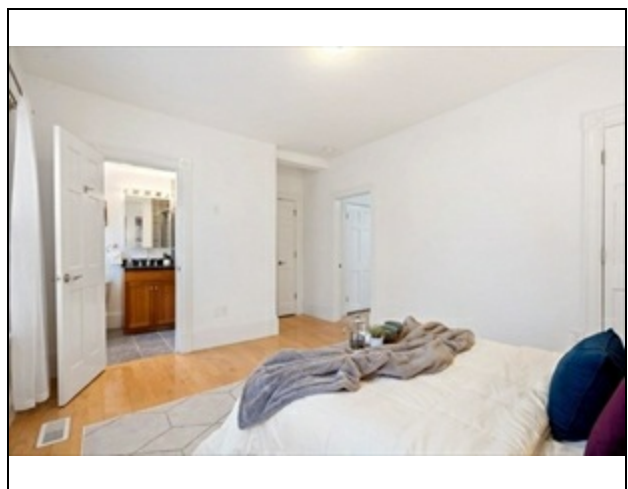
Living Room



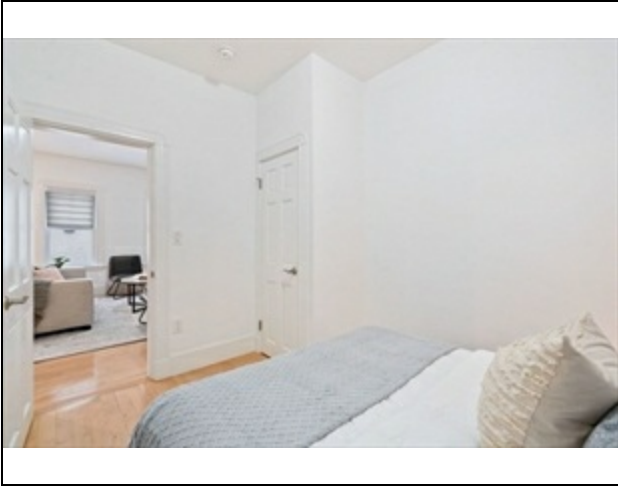
Bedroom - Main



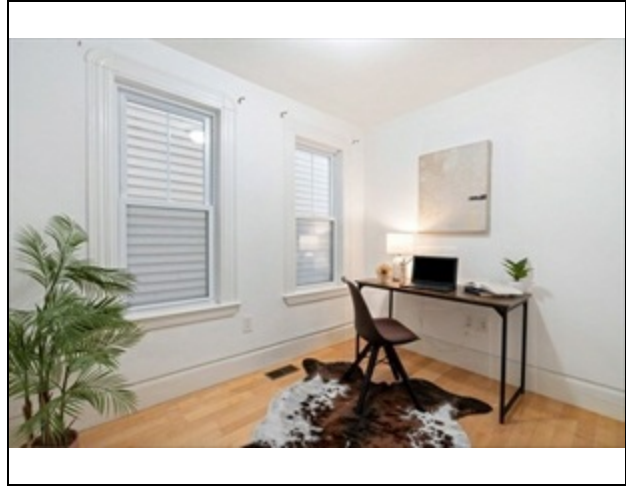
Bathroom - Main



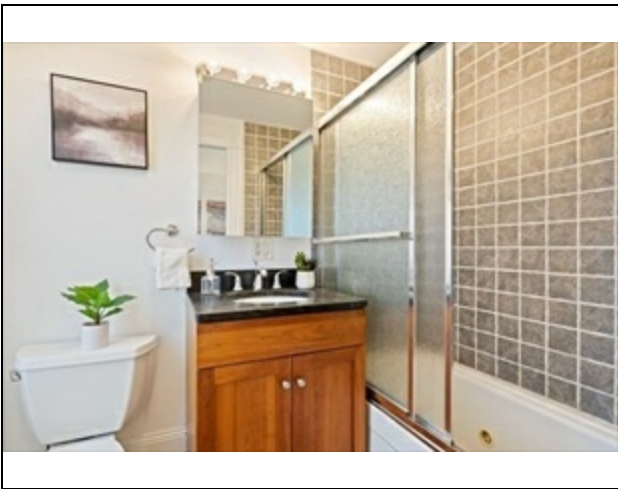
Bedroom - Main



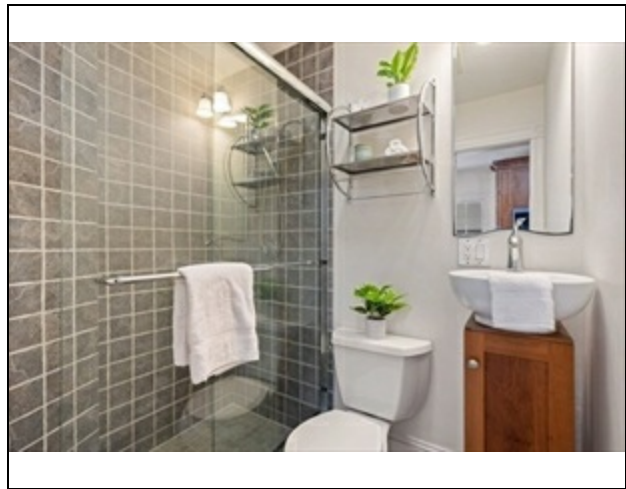
Bedroom



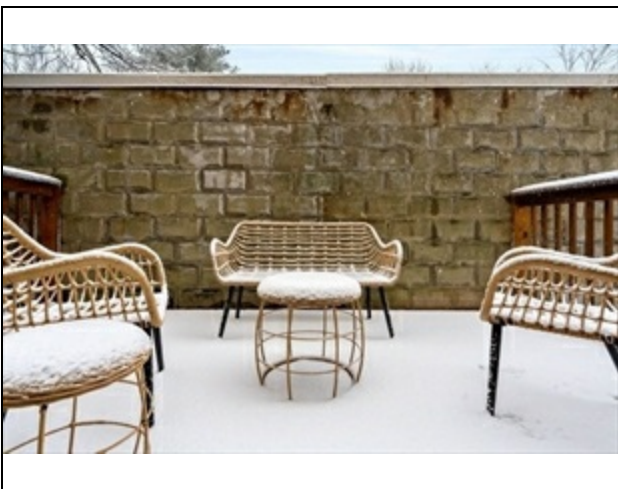
Office



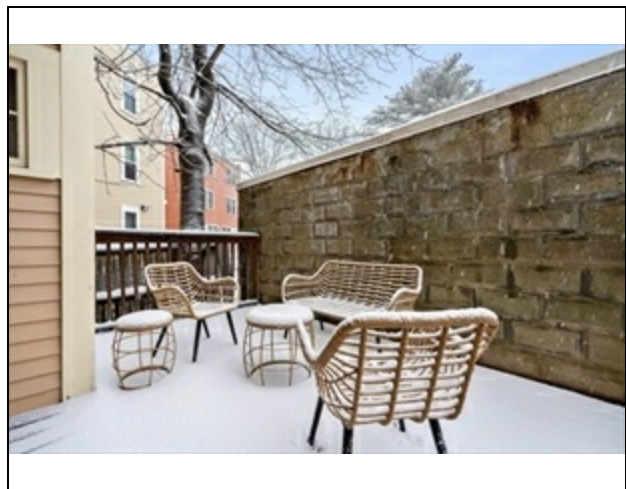
Bathroom



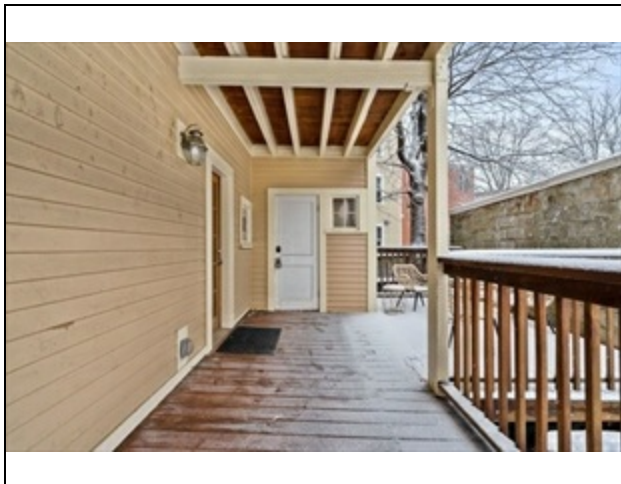
Bathroom



Deck



Deck



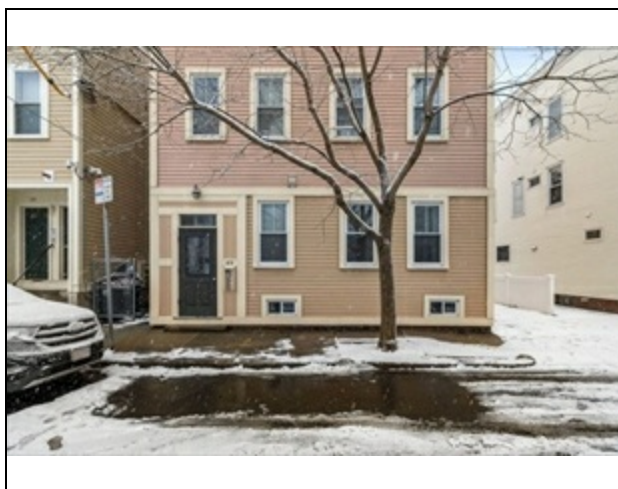
Exterior - Back



Driveway



Exterior - Front



Exterior - Front