



**MLS # 72982801 - New  
Single Family - Attached**

**10 Mount Vernon Street  
Cambridge, MA: Avon Hill, 02140  
Middlesex County**  
Style: **Contemporary, Multi-Level**  
Color: **Green**  
Grade School: **Peabody**  
Middle School: **Rindge Avenue**  
High School: **Cambr Rind Lat**  
Approx. Acres: **0.02 (855 SqFt)**  
Handicap Access/Features:  
Directions: **Massachusetts Avenue to Upland Rd to Mt. Vernon Street**

List Price: **\$1,995,000**  
Total Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **2**  
Approx. Street Frontage:

Exterior - Front

**Remarks**

**Bright, beautiful single-family home w/2 car attached garage pkg nestled among trees in heart of Avon Hill, steps to Porter Square. Contemporary gem w/ spacious, airy rooms & high ceilings spread over 3 main floors plus finished lower level, perfect for fitness studio or office w/ adjacent powder room. Main level offers modern floor plan w/ soaring ceilings, formal dining room w/ direct access to deck. Meticulously maintained kitchen flows into sunny living room w/ gas fireplace and additional deck. Upstairs are 2 large bedrooms w/ double closets, full bathroom, linen closet and w/d. 3rd floor features enormous primary bedroom w/ ensuite bath, 2 large closets third balcony, and wood fireplace. Lovingly cared for and beautifully maintained w/ many recent updates including AC condenser, Bosch combi hw / heat boiler and so much more. Perfectly situated on a quiet side street, w/ easy access to everything Porter Sq offers! Such a versatile location and incredibly rare offering!**

**Property Information**

Approx. Living Area Total: **2,210 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **2,210 SqFt** Approx. Below Grade:  
Living Area Disclosures: **Finished fitness room may not be included in the GLA.**  
Heat Zones: **2 Hot Water Radiators, Gas** Cool Zones: **2 Central Air**  
Parking Spaces: **0 Off-Street** Garage Spaces: **2 Under**  
Disclosures: **Single family home with approx \$2k per year in shared exterior expenses.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	12X21	Fireplace, Flooring - Hardwood, Balcony - Exterior, Main Level, Remodeled
Dining Room:	1	13X15	Ceiling - Cathedral, Flooring - Hardwood, Main Level, Deck - Exterior
Kitchen:	1	9X13	Flooring - Wood, Main Level, Lighting - Overhead
Main Bedroom:	3	21X21	Bathroom - Full, Fireplace, Skylight, Closet - Walk-in, Closet, Balcony - Exterior
Bedroom 2:	2	10X11	Closet, Flooring - Hardwood
Bedroom 3:	2	17X13	Closet, Flooring - Hardwood
Bath 1:	B		Bathroom - Half
Bath 2:	2	8X8	Bathroom - Full, Bathroom - Tiled With Tub
Bath 3:	3		Bathroom - Full, Bathroom - Tiled With Tub, Bathroom - With Shower Stall
Laundry:	2		-
Exercise Room:	B	11X18	Exterior Access, Remodeled

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Highway Access, Public School, T-Station, University**  
Basement: **Yes Finished, Interior Access, Garage Access**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Clapboard**  
Exterior Features: **Porch, Deck**  
Flooring: **Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Lot Description: **Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built: **1994** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **177-81**  
Assessed: **\$1,534,700**  
Tax: **\$6,638** Tax Year: **2022**  
Book: **25161** Page: **158**  
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) 817-1813**  
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: **Accompanied Showings, Appointment Required**  
Showing: Facilitator: **Accompanied Showings, Appointment Required**  
Special Showing Instructions: **Private home tours only, please call/text Tim Deihl 617.817.1813, email: DeihlRE@gmail.com**

**Firm Remarks**

**Private showings only. Masks required.**

**Market Information**

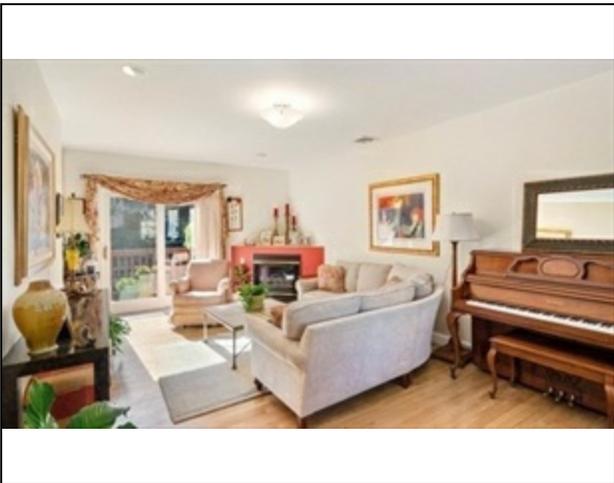
Listing Date: **5/17/2022**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$1,995,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:



**Exterior - Front**



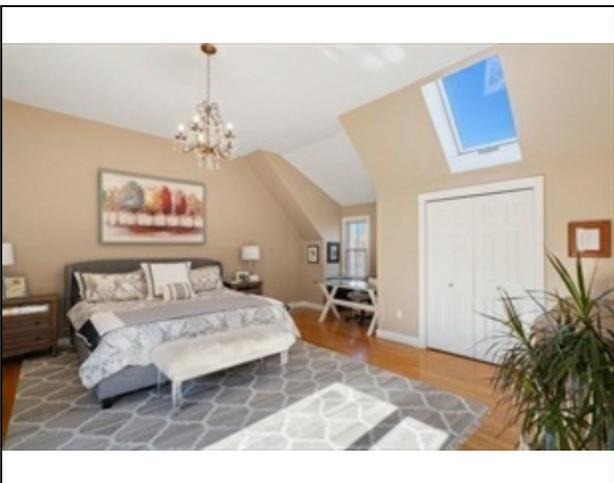
**Dining Room**



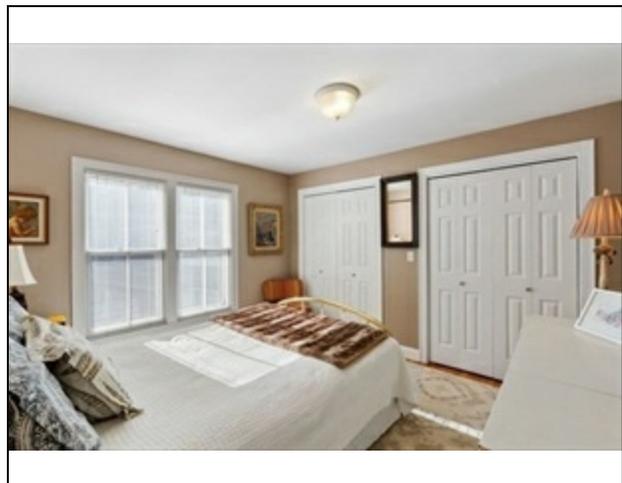
**Living Room**



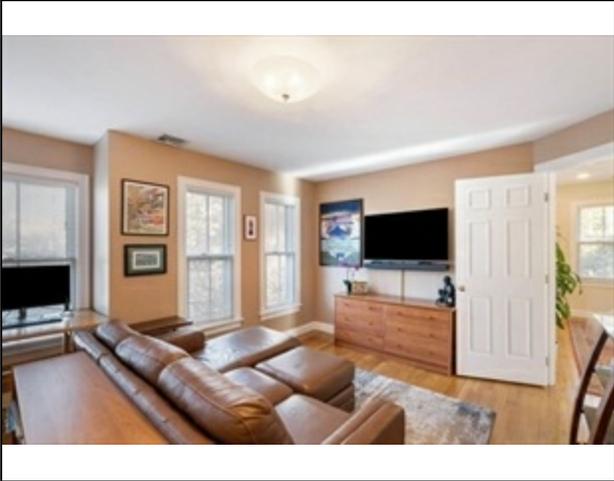
**Kitchen**



**Bedroom**



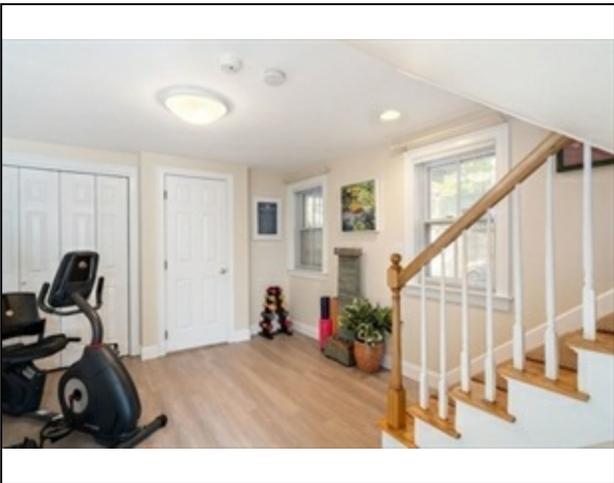
**Bedroom 2**



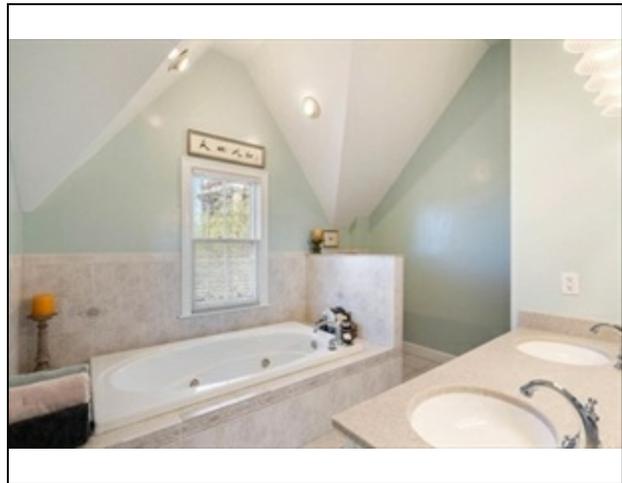
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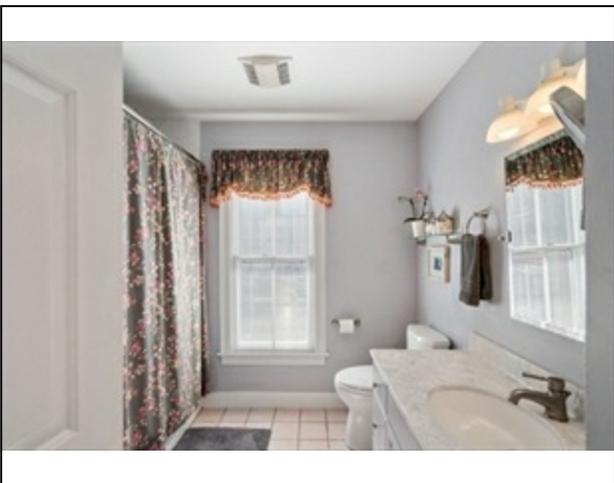
Exercise Room



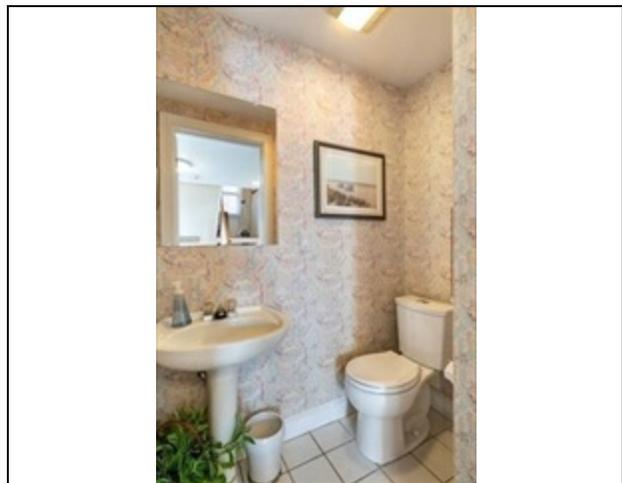
Exercise Room



Bathroom



Bathroom



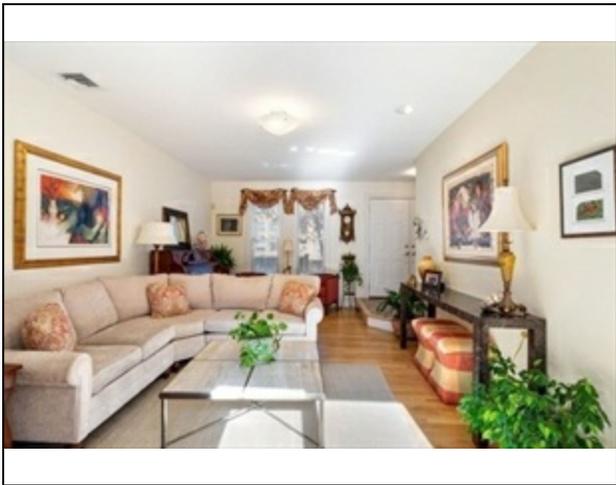
Bathroom



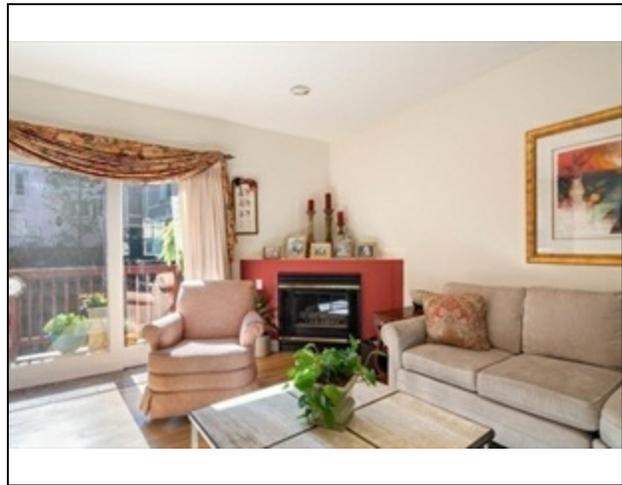
Deck



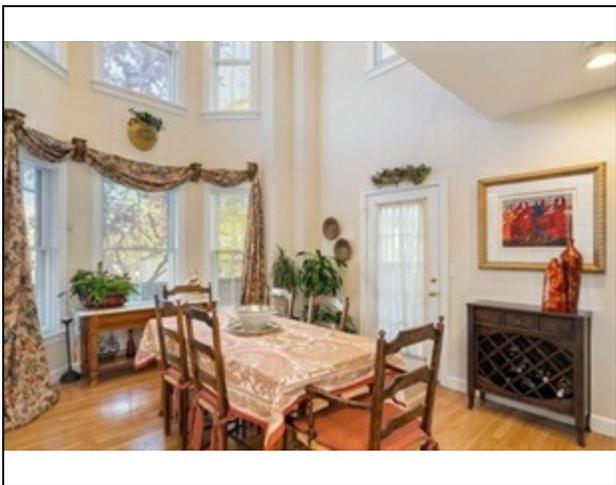
Balcony



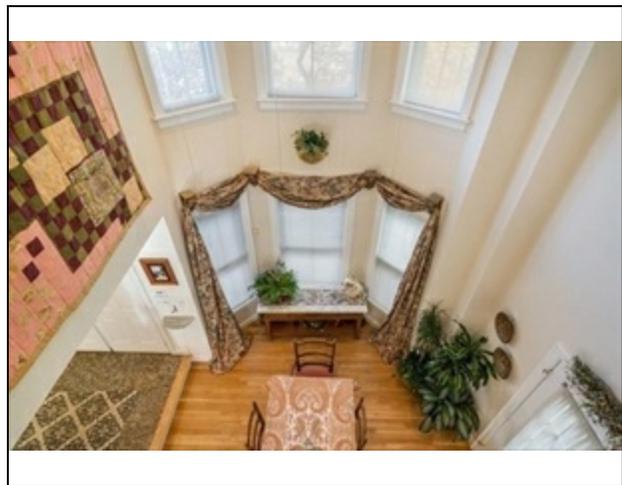
Living Room



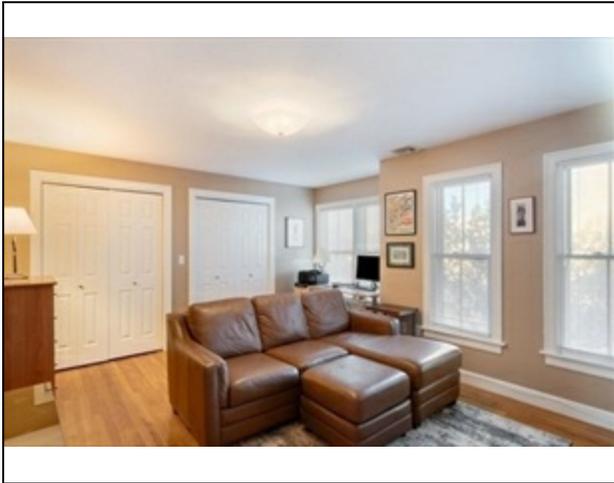
Living Room



Dining Room



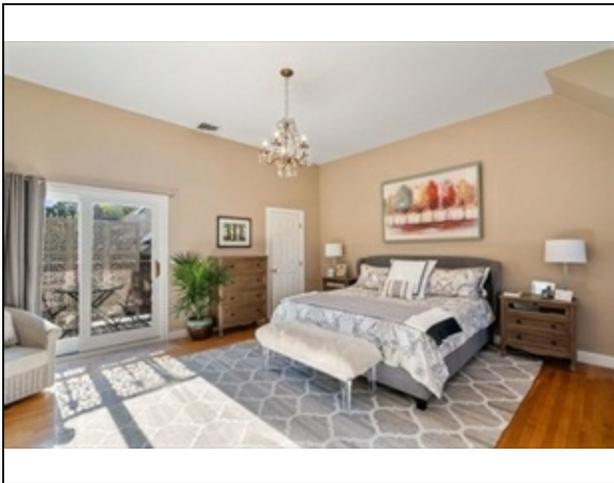
Cathedral Ceiling



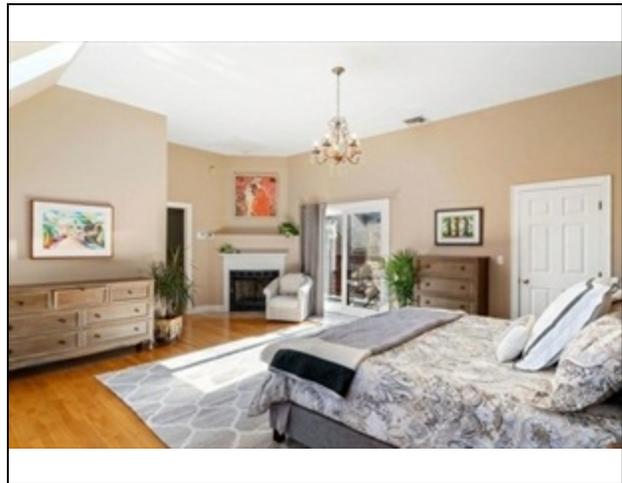
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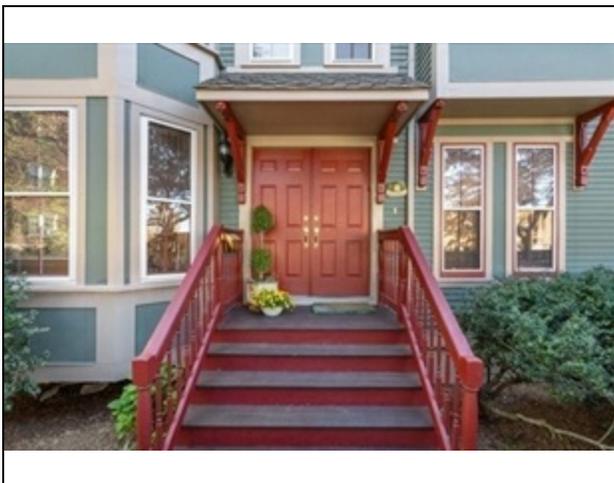
Hallway



Bedroom



Bedroom



Exterior - Front



Exterior - Side



Exterior - Side



Balcony



Deck



Exterior - Back



Parking



