

MLS # 72894794 - Active
Condo - Townhouse, Attached



80 Howard Street - Unit 80
Cambridge, MA 02139
Middlesex County

List Price: \$1,295,000

Unit Placement: Back
Unit Level: 1
Grade School:
Middle School:
High School:
Outdoor Space Available: Yes - Private
Handicap Access/Features:
Directions: Western to Howard

Total Rooms: 5
Bedrooms: 2
Bathrooms: 3f 1h
Master Bath: Yes
Fireplaces: 0

Remarks

Enter through a private entrance into this unique, townhouse style condo with so much space across three floors, and three sides of sun exposure. Urban oasis in the perfectly manicured, private fenced-in yard. Main living level offers a wide open layout with breakfast bar/island, mudroom area, and a conveniently located half bathroom. Sliders walk out to a private porch and the yard, with patio area, grass, and beds for all gardening. Upstairs there are two full bedrooms, each with access to their own bathrooms. The lower level offers an additional den area with another private full bathroom and laundry, perfect for a guest suite, home office and/or den (as shown). No details were spared during this 2017 gut renovation. Location is A+, tucked perfectly between Harvard and Central Sq, with easy access to the T, Whole Foods, the Charles River and so much more! This is an exceptional home, perfectly situated at an incredible community.

Property Information

Approx. Living Area: 1,441 Sq. Ft. (\$898.68/Sq. Ft.)

Approx. Acres:
Heat Zones: Ductless Mini-Split System
Cool Zones: Ductless Mini-Split System

Garage Spaces: 0
Parking Spaces: 0 On Street Permit
Levels in Unit: 3

Living Area Includes: Finished Basement

Living Area Source: Field Card

Living Area Disclosures:

Disclosures:

Complex & Association Information

Complex Name: The 80-96 Howard Street Condominium

Units in Complex: 4 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$272 Monthly

Assoc. Fee Inclds: Water, Sewer, Master Insurance, Snow Removal

Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X14	Flooring - Hardwood, Main Level, Exterior Access, Open Floor Plan, Lighting - Overhead
Dining Room:	1	17X14	Flooring - Hardwood, Exterior Access, Open Floor Plan, Lighting - Overhead
Family Room:	B	24X21	Closet, Flooring - Hardwood
Kitchen:	1	9X14	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Exterior Access, Open Floor Plan, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Master Bedroom:	2	10X14	Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 2:	2	11X11	Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	B		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Laundry:	B		-
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower

Features

Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station, University, Other (See Remarks)

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

Association Pool: No

Basement: Yes Finished

Beach: No

Construction: Frame

Docs in Hand: Unit Deed

Electric Features: 100 Amps

Exterior: Clapboard, Fiber Cement Siding

Exterior Features: Fenced Yard

Flooring: Hardwood

Hot Water: Tankless

Pets Allowed: Yes w/ Restrictions Other (See Remarks)

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:

Facing Direction: Southeast

Laundry Features: In Unit

Lead Paint: Unknown

UFFI: Unknown Warranty Features:

No

Year Built/Converted: 2017

Year Built Source: Public Record

Year Built Desc: Actual

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #: 102

Assessed: \$963,900

Tax: \$5,638 Tax Year: 2021

Book: 73589 Page: 394

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: Appointment Required

Showing: Facilitator: Appointment Required

Special Showing Instructions: Please email Deihlre@gmail.com with all inquiries.

Firm Remarks

Consistent with Article V, Cooperating Broker Compensation is for MLS members only

Market Information

Listing Date: 9/14/2021

Days on Market: Property has been on the market for a total of 33 day(s)

Expiration Date:

Original Price: \$1,349,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 33 day(s)

Office Market Time: Office has listed this property for 33 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Price History for 72894794
80 Howard Street U:80, Cambridge, MA 02139

Date	Amount	%	DOM to PCG	DOM of PCG
09/14/2021	Listed for \$1,349,000			
10/05/2021	Price Changed to: \$1,295,000	\$-54,000	4.00%	21
				Listing DOM: 33
				Property DOM: 33

**** Calculates and removes Offmarket activity in DOM Timeframe**









