

Condo - 2/3 Family



19 Leonard Ave - Unit 2
Cambridge, MA: Inman Square, 01239
Middlesex County

Unit Placement: **Upper**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **Refer to Google Maps.**

List Price: **\$1,800,000**

Total Rooms: **7**
Bedrooms: **4**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

A Treetop Group project. Set along a quaint bricked street, the above ground entrance to 19 Leonard is private & tucked away from public eye. One enters to an unobstructed view of the living area; soaring ceiling height & plenty windows creating a bright & airy abode. A fireplace set within the gentle curve of a turret living room beckons the cozy comfort of quiet conversations. Chocolate-hued wood panelling, deliberate placement of warm lights & elemental textures dress this unit; the kitchen a key showcase of such elevated interior design. Here, form meets function with integrated panel Thermador appliances, an oversized kitchen island with barseating & deep-set cabinets. Adjacent access to 3 private decks & a fenced-in yard (EUA) allows for entertainment & alfresco dining on good weather days. Unit #2 comes with 2 Primary BRs with luxurious ensuite baths. From bathroom radiant heat flooring to custom shelving & integrate stair lighting, enjoy condo living with a single-family flair!

Property Information

Approx. Living Area Total: **1,952 SqFt (\$922.13/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Other**
Approx. Above Grade: **1,952 SqFt** Approx. Below Grade:
Living Area Disclosures: **Sqf based on architectural plans, attached with listing.** Levels in Unit: **3**

Heat Zones: **2 Central Heat, Forced Air, Gas, Individual, Unit Control, Radiant** Cool Zones: **2 Central Air, Individual, Unit Control**
Parking Spaces: **0 On Street Permit** Garage Spaces: **0**
Disclosures: **Condo fees are estimated, and condo docs are being finalized. Taxes based on previously assessed multi-family property and has not been adjusted following the condo conversion. Seller holds an MA broker's license.**

Complex & Association Information

Complex Name: **Leonard Avenue Estates** Units in Complex: **2 Complete: Yes** Units Owner Occupied: **Source:**
Association: **Yes Fee: \$268 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Recessed Lighting
Dining Room:	2		Flooring - Hardwood, Open Floor Plan
Kitchen:	2		Kitchen Island, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances
Main Bedroom:	3		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Vaulted, Closet - Walk-in, Closet, Flooring - Hardwood
Bedroom 2:	3		Closet, Flooring - Hardwood
Bedroom 3:	2		Bathroom - 3/4, Balcony / Deck
Bedroom 4:	2		Closet
Bath 1:	2		Bathroom - Double Vanity/Sink, Skylight
Bath 2:	2		Bathroom - 3/4
Bath 3:	3		Bathroom - 3/4, Bathroom - Double Vanity/Sink
Laundry:	3		-

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood**
Association Pool: **No**
Basement: **No**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Floor Plans**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Prog. Thermostat**
Exterior Features: **Porch, Deck - Composite, Fenced Yard**
Flooring: **Tile, Hardwood**
Hot Water: **Natural Gas, Tankless**
Insulation Features: **Full**
Management: **Owner Association**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Northwest**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built/Converted: **1903/2024**
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 #:
Assessed: **\$2,284,900**
Tax: **\$13,526** Tax Year: **2024**
Book: **80095** Page: **235**
Cert:
Zoning Code: **C1**
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: **Keller Williams Realty** (978) 475-2111
Listing Agent: **Treetop Group** (781) 205-6099
Team Member(s): **Joan Bissdorf** (978) 831-0365
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: **Call List Agent, Appointment Required**
Showing: Facilitator: **Call List Agent, Appointment Required**
Special Showing Instructions: **Call/Text Joan Bissdorf.**

Firm Remarks

Photos of staged areas are that of Unit #1. Posting of video/photo footages on social websites (e.g. Little Red Book) are disallowed without written permission by the Listing Agent.

Market Information

Listing Date: **3/27/2024** Listing Market Time: **MLS# has been on for 4 day(s)**
Days on Market: **Property has been on the market for a total of 4 day(s)** Office Market Time: **Office has listed this property for 4 day(s)**
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$1,800,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:
Offer Date: **3/27/2024** Days to Offer: **0**

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

Market History for 19 Leonard Ave U:2, Cambridge, MA: Inman Square, 01239

MLS #	Date			DOM	DTO	Price
73217029	3/27/2024	Listed for \$1,800,000	Treetop Group			\$1,800,000
CTG	3/27/2024	Status Changed to: Contingent	Joan Bissdorf	0	0	
Market History for Keller Williams Realty (G95022)				4	0	
Market History for this property				4	0	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.













