

MLS # 73098516 - Price Changed



Condo - 2/3 Family

**38 Madison Ave - Unit 1
Cambridge, MA 02140
Middlesex County**

List Price: **\$1,399,900**

Unit Placement: **Ground, Partially Below Grade**
Unit Level: **1**
Grade School: **CPS**
Middle School: **CPS**
High School: **CPS**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **GPS**

Total Rooms: **9**
Bedrooms: **3**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

In one of the rare convergence of the city and outdoors lies 38 Madison- a mere 0.6 miles from Alewife T, 0.7 miles from bucolic Alewife Brook Res. Nature-loving city dwellers rejoice, for here is a space inspired by Mother Earth, executed w/ a contemporary flair. There's so much to love about this city sanctuary, starting w/ the living room- east-facing and light-filled, grounded by a quartz-set fireplace, flanked by exquisite oak veneer display shelves. Numerous recessed lights overhead. The kitchen will surely delight w/ an island large and deep enough for storage and eating in. The Primary BR is its own private escape, w/ direct access to deck and an ensuite bath dressed in wood-looking tiles reminiscent of spa days. More to delight downstairs- high ceilings, family room perfect for movie screenings, 2 EXTRA ROOMS, full bath and a wet bar to keep entertained. Investors to note: life science RE developer IQHQ is building labs/offices 0.2 miles away- condo docs allow short term rent!

Property Information

Approx. Living Area Total: **1,946 SqFt (\$719.37/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Above Grade: **1,134 SqFt** Approx. Below Grade: **812 SqFt** Levels in Unit: **2**
Living Area Disclosures: **As built plans and condo docs are a WIP. Sqf is measured and may differ frm final record sqf in M.D.**

Heat Zones: **1 Central Heat, Forced Air, Gas, Individual, Unit Control** Cool Zones: **1 Central Air, Individual, Unit Control**
Parking Spaces: **0 Paved Driveway, On Street Without Permit** Garage Spaces: **1 Detached, Deeded**
Disclosures: **Taxes and HOA charges are estimated as neither unit assessment nor operating information is available for the property in its newly established condition. Condo docs to follow.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$430 Monthly**
Assoc. Fee Incls: **Water, Master Insurance, Exterior Maintenance, Reserve Funds, Flood Insurance**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Bathroom - Full, Fireplace, Flooring - Hardwood, Balcony / Deck, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	B		Bathroom - Full, Wet bar
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Main Bedroom:	1		Bathroom - Full, Closet, Flooring - Hardwood, Balcony / Deck, Exterior Access
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Bath 3:	B		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		-
Bonus Room:	B		-
Bonus Room:	B		-

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, House of Worship, Private School, Public School, T-Station, University**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Vent Hood, Water Instant Hot**
Association Pool: **No**
Basement: **Yes Full, Finished, Interior Access, Bulkhead, Sump Pump**
Beach: **No**
Construction: **Frame**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Prog. Thermostat**
Exterior: **Fiber Cement Siding**
Exterior Features: **Porch, Deck - Composite**
Flooring: **Tile, Hardwood**
Hot Water: **Tankless**
Insulation Features: **Full**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Rubber**
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: **East**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features: **Included**
Year Built/Converted: **1926/2023**
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 #:
Assessed: **\$1,676,600**
Tax: **\$9,825** Tax Year: **2023**
Book: **78258** Page: **25**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.25**
Facilitator: **2**
Compensation Based On: **Net Sale Price**

Office/Agent Information

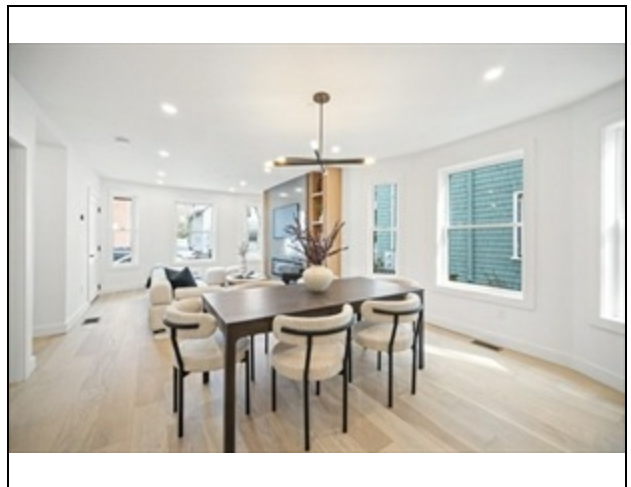
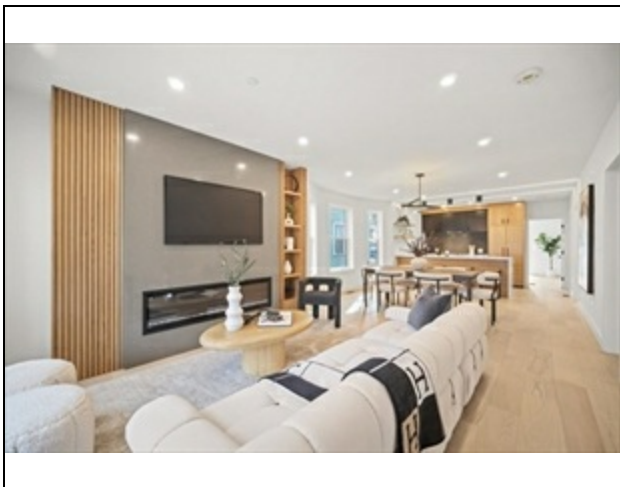
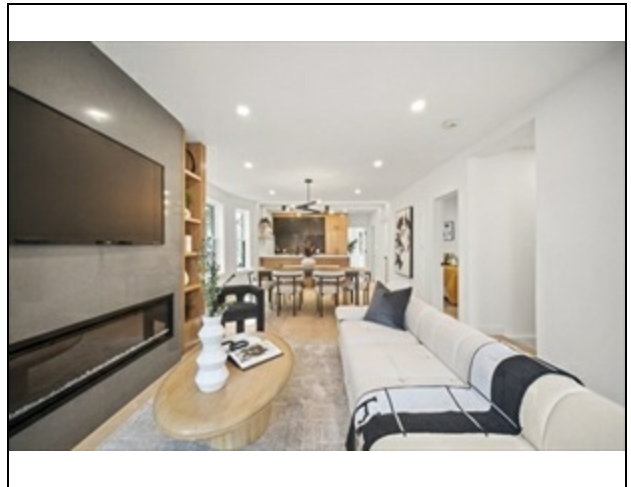
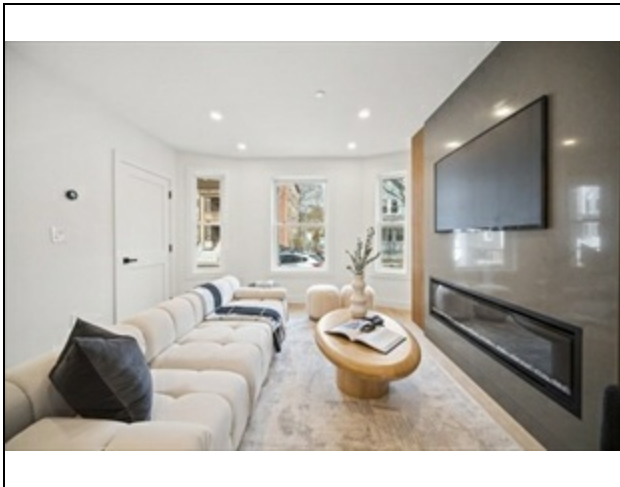
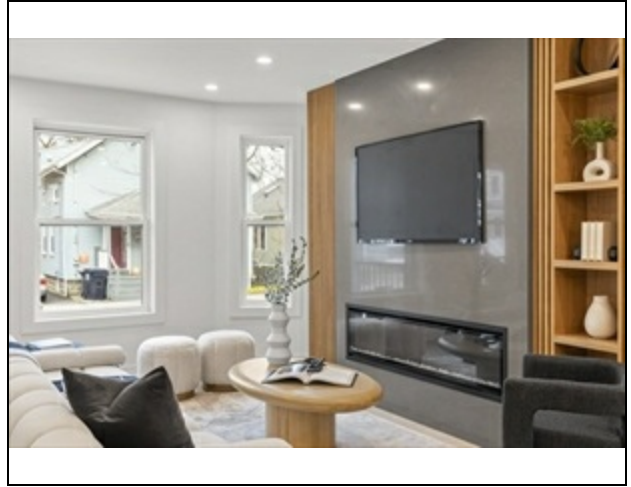
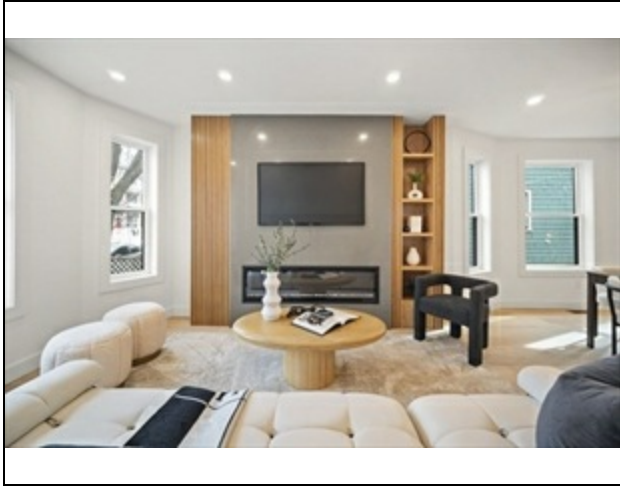
Listing Office: **Keller Williams Realty** (978) 475-2111
Listing Agent: **Treetop Group** (781) 205-6099
Team Member(s): **Joan Bissdorf** (978) 831-0365
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Showings to begin on day of open house, on 15 April.**

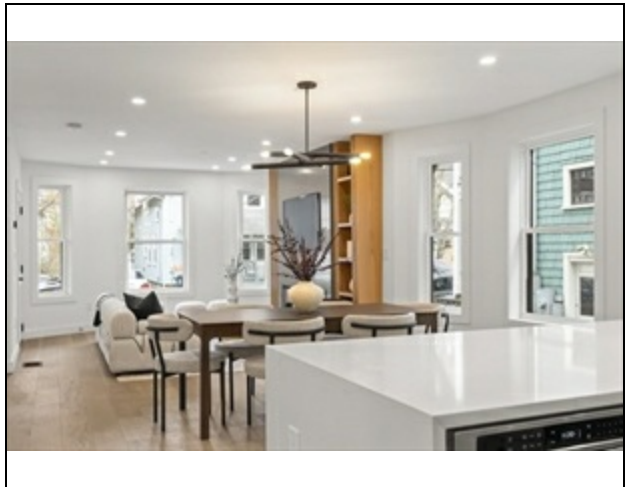
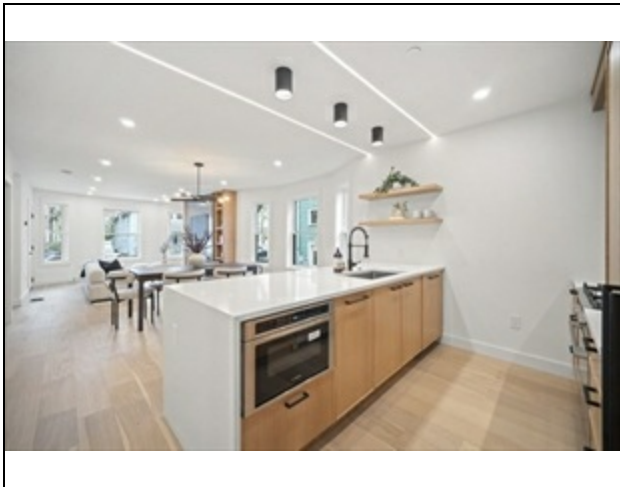
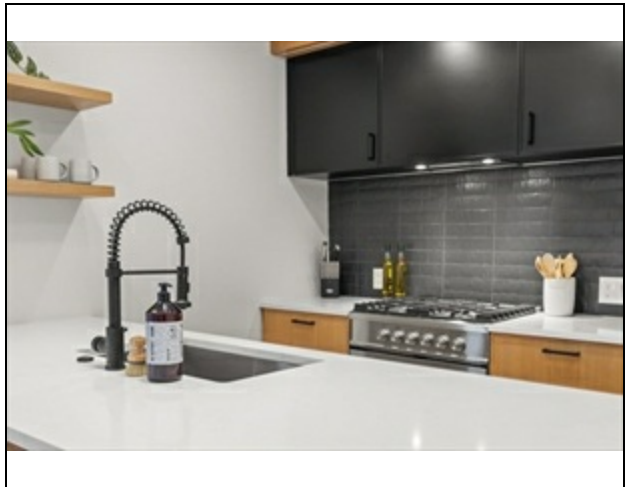
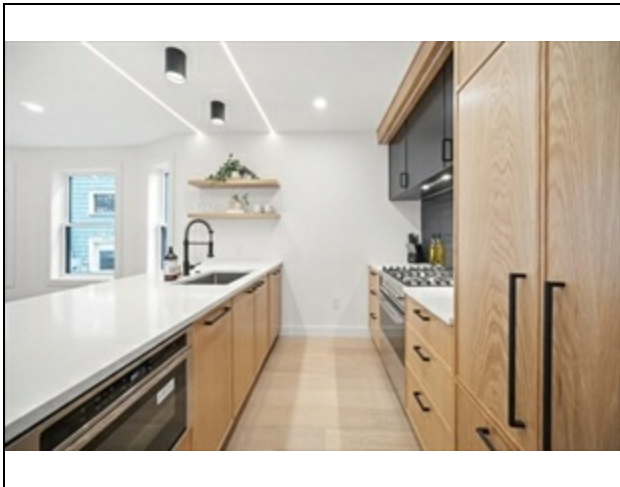
Firm Remarks

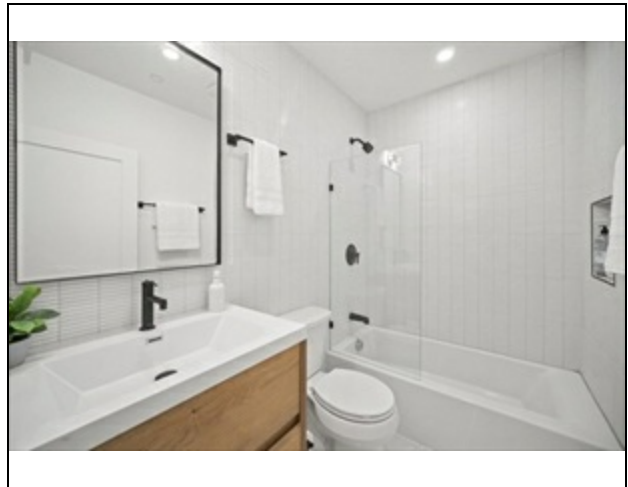
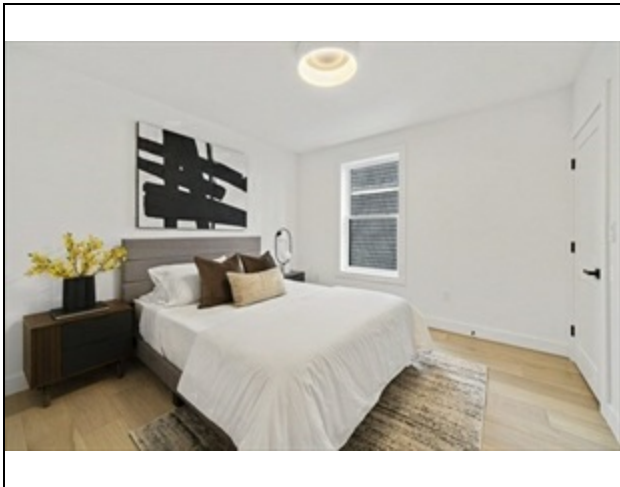
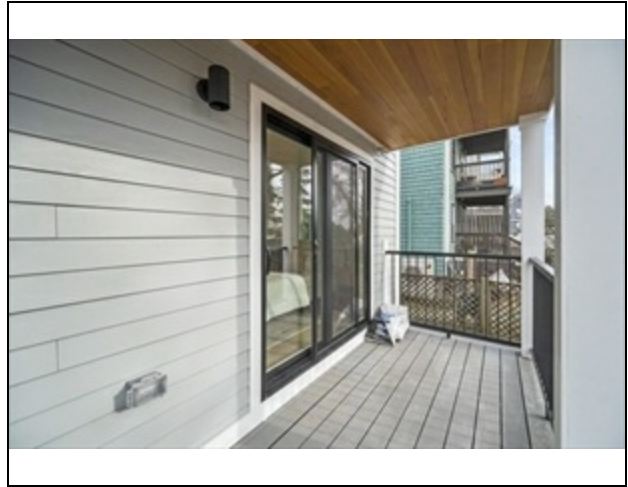
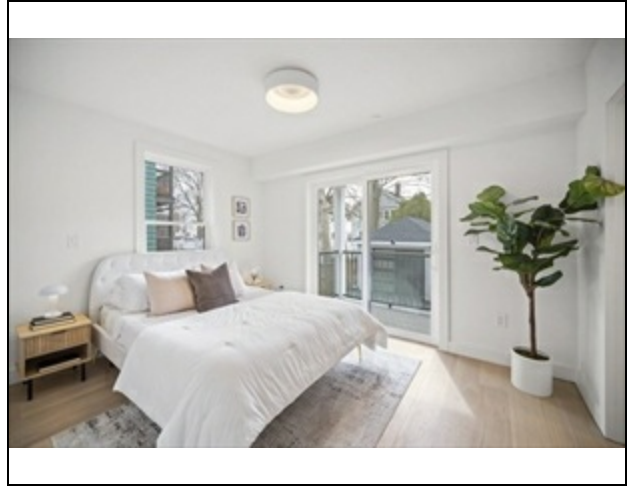
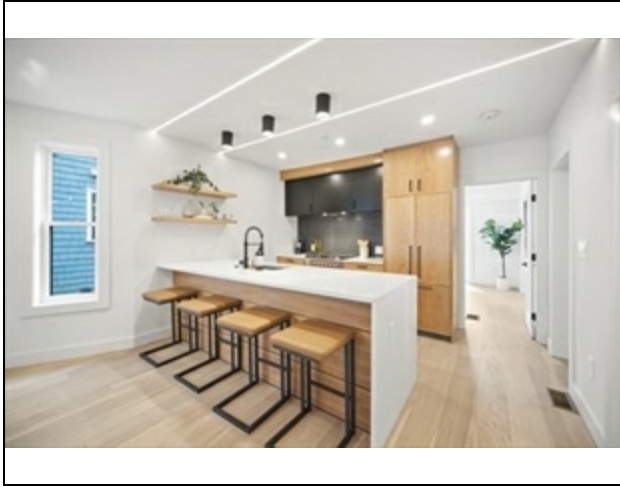
Seller is a licensed MA real estate broker. This is a gut renovation- new appliance warranties will transfer; Seller to additionally provide a home warranty through 3rd party insurance services. Sqf discrepancies will not be negotiated. Offer deadline: Tuesday, 12pm. Pls direct qns to Joan Bissdorf.

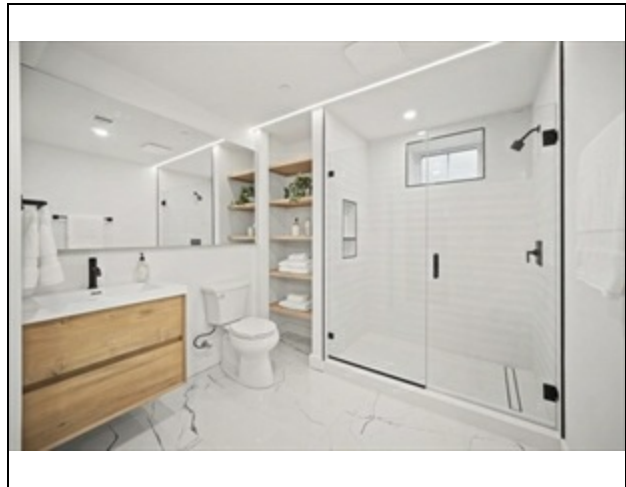
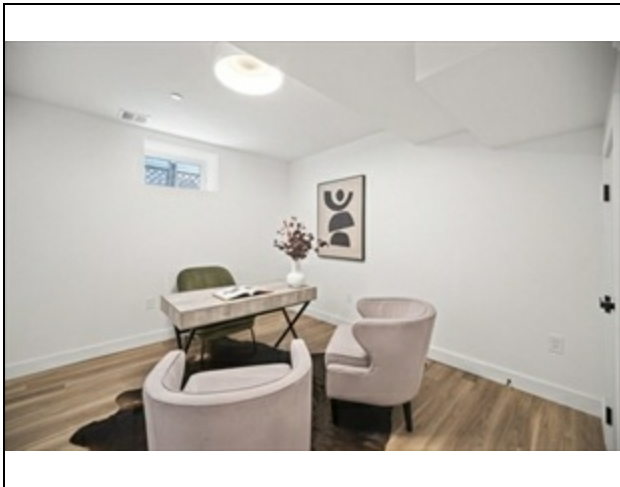
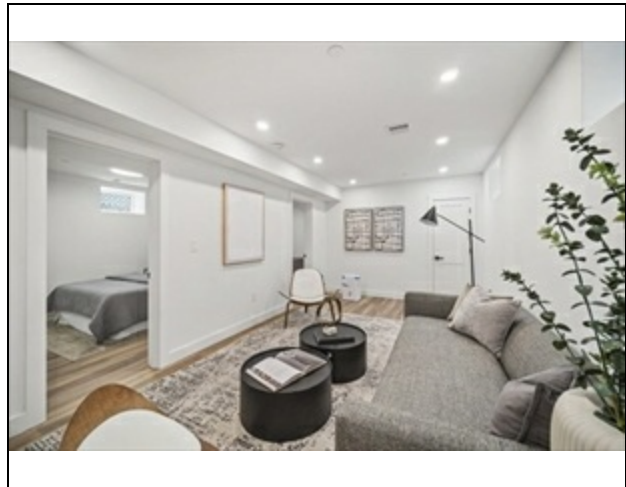
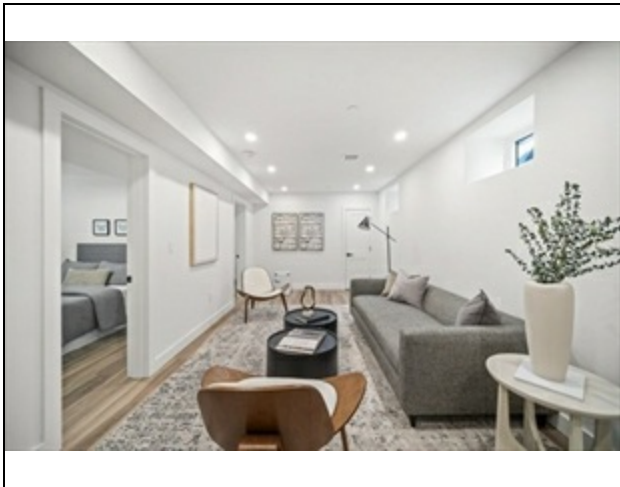
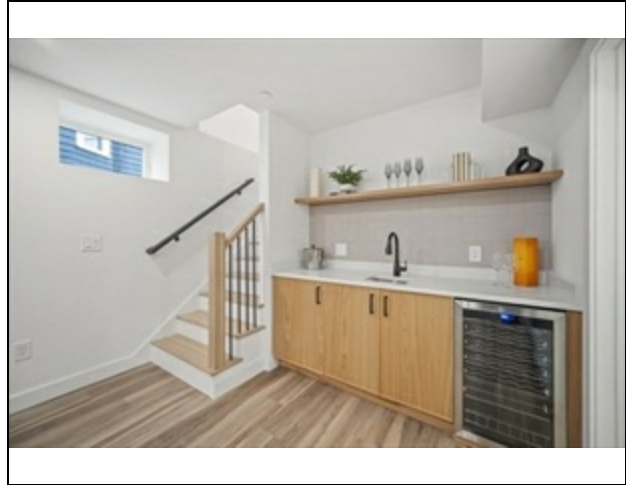
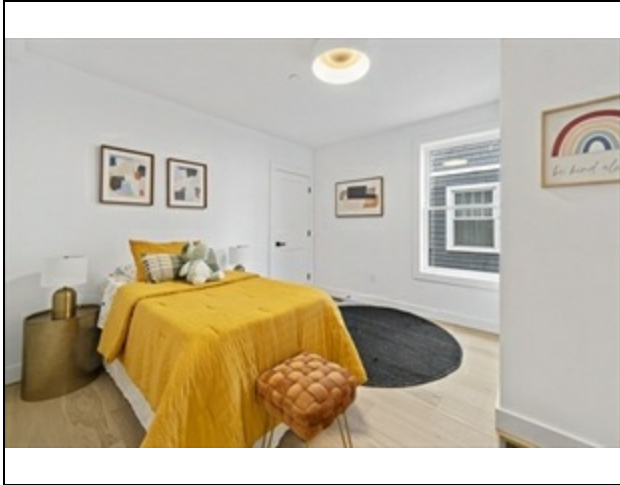
Market Information

Listing Date: **4/13/2023**
Days on Market: Property has been on the market for a total of **13** day(s)
Expiration Date:
Original Price: **\$1,299,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **13** day(s)
Office Market Time: Office has listed this property for **13** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:









MLS # 73098516 - Price Changed
38 Madison Ave U:1, Cambridge, MA 02140

Condominium - Condo
List Price: ⬆️\$1,399,900

