



Offered at \$545,000

953 sqft

4 room, 2 bed, 2 bath

Bay Square Condominiums is an immaculate, professionally-managed 114-unit association. Nestled in an ideal location between Harvard and Central Squares, this unit provides the kind of accessibility that Cambridge residents love. There are dozens of restaurants and shops less than a 10 minute walk away, as well as public transportation just outside the property. Bay Square is staffed twenty-four hours with a concierge for extra security and convenience. There is a twenty-four hour fitness room fully furnished with modern exercise equipment. The facilities are also equipped with locker rooms, saunas and a 50 foot heated outdoor lap pool that stays open until the first snow.

Inside unit 503, the kitchen has recently been updated with new granite counters, cabinet doors, subway tile backsplash and stainless steel appliances. The rest of the rooms have received fresh paint and newly installed oak hardwood floors. This unit also comes with a storage cage in the penthouse and a deeded parking spot in the heated underground garage.

## Details

- Newly renovated kitchen completed in September 2011 with granite counters and several new stainless steel appliances
- Hardwood oak flooring installed throughout the unit, also in September 2011
- Thoughtfully laid out rooms with 5 closets and a large, well-lit living/dining room
- High 5<sup>th</sup> floor unit level with nice views of the courtyard
- Deeded parking space in heated basement garage
- Penthouse storage space 4'x4'x7'8"
- Property includes access to 50' swimming pool, fitness room, sauna, laundry facilities on each floor, 24 hour concierge, and live-in superintendent

## Location

- Fantastic location less than 0.5 miles from Harvard and Central Squares, and 0.6 miles from Inman Square
- WalkScore.com score of 89 – Whole Foods 0.43 miles, coffee houses 0.03 miles, many restaurants and shops as close as 0.03 miles, Harvard Square and Cambridge main library are only a 10 minute walk

## Condo Association

- Condo fee \$621.64 per month
- \$500 move-in fee
- Reserves of \$895,000 as of 8/31/2011
- Detailed engineers reports and reserve study
- Reserve study re-ordered every six years
- Building constructed in 1989





