



36 Seven Pines Avenue, Unit 3
Cambridge, MA 02140

Max Dublin Team

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Ease and Charm in North Cambridge

This lovely top floor North Cambridge condominium, situated in a traditional three-family, features a classic two-bedroom layout, stunning hardwood floors, incredible natural light, and charming detailed woodwork including a built-in hutch, picture rail and clear story window. Enjoy the private front and back porches, which are perfect for entertaining, relaxing as you ease into your morning, or a retreat at the end of the day. Large bay windows showcase both the dining and living room's splendor. The eat in kitchen provides a great layout for cooking as well as a walk-in pantry. Additional storage in the basement, 1-car parking and incredibly convenient location - one half mile to Davis Square and all the restaurants it has to offer; a block to the Minuteman bike path, one mile to both Porter Square and Alewife, as well as multiple commuting routes - make this an ideal unit for many.

36 Seven Pines Avenue, Unit 3 Cambridge, MA

OFFERED AT \$698,000

www.36SevenPines.com

Property Details

Condo Fee	\$300/Mo.
Fee Includes	Water; Sewer; Master Insurance; Exterior Maintenance; Landscaping; Snow Removal, Garden Area, Reserve Funds; Communal Area Electric
Beds	2
Baths	1
Living	939
Taxes (without exempt)	\$3,294
Taxes (with exempt)	\$687
Parking	One Designated Off-Street Space
Year/Built/Converted	1870 / 1999
Roof	Rubber (2011)
Siding	Shingles
Heating	Forced Hot Air (Gas)
Hot Water	Natural Gas (2021)



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Top 10 Things I Love About This Home

36 Seven Pines Avenue, Unit 3, Cambridge

- **1. The Light** – With the third-floor tall windows, you don't have to turn on lights during the day, the natural light is fantastic. We have custom shades for the main rooms which we are happy to gift the next owners.
- **2. Location** – The best of three worlds: neighborhood, city, nature. We love the walkability of the area – a short walk to Davis Square, CVS, Pemberton Market, and Dave's Fresh Pasta. There are bike/walking trails and playgrounds galore. And it's located in the middle of a triangle to three red line stops (Davis, Porter, and Alewife), plus the 77 bus stops a block away.
- **3. Pantry** – The shelving in the pantry gives extra, handy storage for your kitchen appliances and food.
- **4. Off Street Parking** – Having a spot in Cambridge is amazing. The condo association covers snow removal for the lot.
- **5. The Porches** – You have the best of both worlds, one covered and one uncovered. You can grow any plants you like; we grew a lot of tomatoes and herbs on the back porch which is handy right next to the kitchen! Being on the third floor, with no tall building nearby, it feels incredibly open; you don't feel like you are in the city. The porches were repainted in 2021.
- **6. Character** – High ceilings, and the original hutch and moldings add to the character. We loved the plate grooves in the dining room molding; we used these for holiday cards.
- **7. The Floors** – The wood was refinished in 2015, and kitchen in 2021. The wooden floors in particular are gorgeous.
- **8. Walk-Through Closet and Overall Layout** – The walk-through closet gives huge flexibility to the condo. A family can use it to traipse easily to a nursery; a couple can use it to have two closets for the master bedroom, and then make the other room an office or guestroom; or roommates can have their own separate closets, leaving the second door shut.
- **9. Basement and Storage and Laundry Too** – Nothing beats an old Cambridge basement for storage space. With high ceilings and a private area for the unit, you aren't lacking in space. An extra door on ground level to the basement makes getting bikes in and out easier. And the unit comes with a washer and dryer. There's also plenty of space within the unit. We already mentioned the pantry, in addition, the large hall closet and areas right outside the unit are atypical extras for a Cambridge condo.
- **10. Cambridge** – There are many wonderful things about living in Cambridge, but one great thing is that the property taxes are much lower than the surrounding area. This street is half Cambridge/half Somerville, which means this home has just about half the property tax of the homes just four doors down.

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