

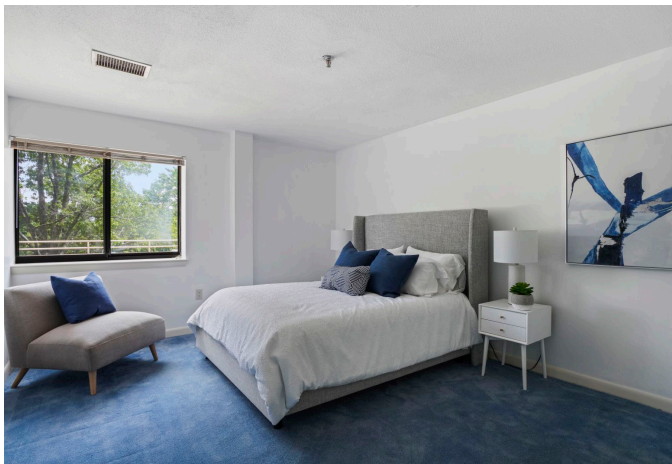


199 Coolidge Avenue, Unit 103
Watertown, Massachusetts

Max Dublin Team

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Single Floor Living in Luxurious Full-Service Building

Crossroads on the Charles is situated conveniently just outside of Cambridge with easy access to Boston as well as areas West and less than 1/2 mile to Arsenal Yards. This unit is the rare and sought after single floor living that many desire when looking to downsize. With over 1400 sq. ft., 2 bedrooms and 2 bathrooms there is room to spread out including the spacious living and dining room with plenty of natural light and the updated kitchen. Access the stunning oversize patio, that spans 40'x23' by either the living room or master. This amazing private outdoor space offers over 900 sq. ft. to garden, relax, or entertain, all while overlooking the Charles River and recently re-designed river paths. There is plentiful storage with large closets, in-unit laundry and 2-car garage parking. This luxurious full-service building offers a concierge, professional management and on-site superintendent, as well as an indoor heated pool, landscaped gardens and grounds along with common furnished patios.

199 Coolidge Avenue, Unit 103

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OFFERED AT \$650,000

www.199Coolidge.com

Property Details:

- Condo Fee: \$1,618 / mo.
- Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Air Conditioning, Reserve Funds, Management Fee
- Beds: 2
- Baths: 2 Full Baths
- Living: 1,443 Sq. Ft.
- Taxes: \$5,574 with Residential Exemption
\$7,573 without Residential Exemption
- Parking: 2 Garage Spaces (58 & 59)
- Outdoor: 900+ Sq.Ft. Private Patio
- Year Built/Converted: 1986
- Roof: Rubber
- Siding: Brick
- Heating: Central heat
- Cooling: Central air



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59 BRAINERD ROAD, UNIT 509

