



22 COTTAGE PARK AVENUE, UNIT 8  
Cambridge, Massachusetts

Max Dublin Team

Gibson  
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INTERNATIONAL REALTY









### *Boutique-Style Loft Building with Tasteful Design Elements*

Enjoy the convenience of living just off Mass Avenue, within one mile of Porter, Davis Square, and Alewife, with the privacy of a secluded dead-end side street. This boutique-style loft building was converted and renovated in 2013, featuring tasteful architectural design elements like exposed brick, ductwork, and wood beams. One of only a handful of duplex units in this professionally managed building that offers you plenty of room to spread out, but still the option to entertain in the open concept living room, dining room, and kitchen, with breakfast bar and Sonos sound system. The primary bedroom is located on the main floor and includes a walk-in closet and en-suite bath with glass shower. The second bedroom, located on the first-floor level, offers a second full-size bathroom, additional storage, as well as a second private entrance. The building amenities include an elevator, intercom system, and storage/bike room. Two off-street parking spaces round out this unique and special offering.

# 22 Cottage Park Avenue, Unit 8

Cambridge, Massachusetts

**OFFERED AT \$949,000**

[www.22CottagePark.com](http://www.22CottagePark.com)

## Property Details:

- Condo Fee: \$694 / mo.
- Fee Includes: Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Garden Area, Reserve Funds
- Beds: 2
- Baths: 2 Full 1 Half Baths
- Living: 1,592 Sq. Ft.
- Taxes: \$5,827 (Without exemption)  
\$3,220 (With exemption)
- Parking: 2 Assigned Spaces (6 & 7)
- Year Built/Converted: 1900 / 2013
- Roof: Rubber
- Siding: Brick
- Heating: HVAC (2017)
- Cooling: Central (2017)
- Hot Water: Natural Gas (2019)

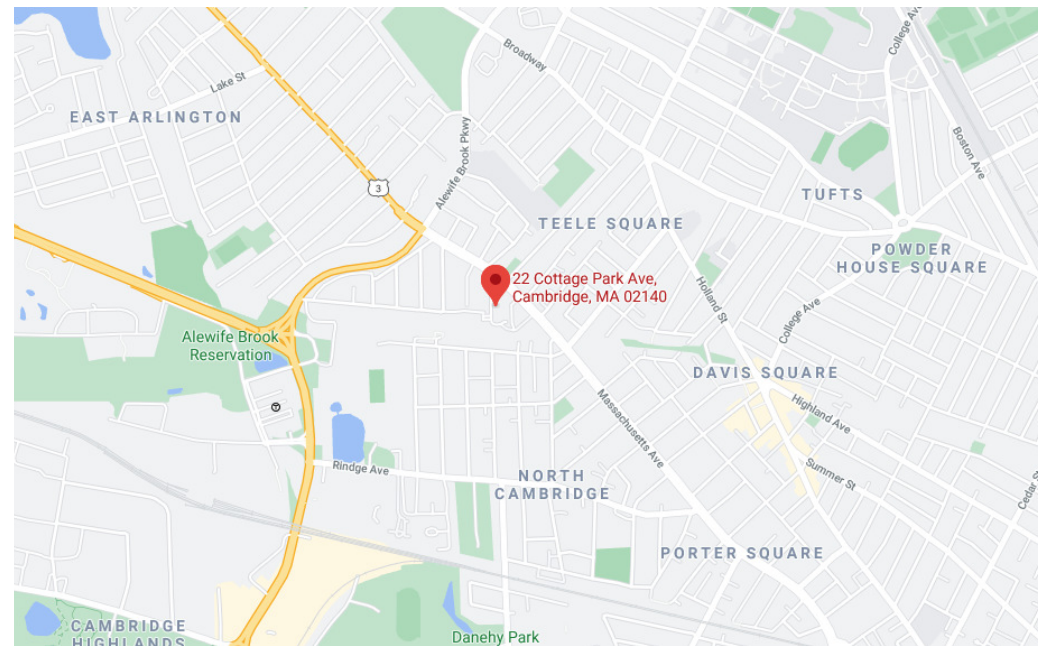


### MAX DUBLIN

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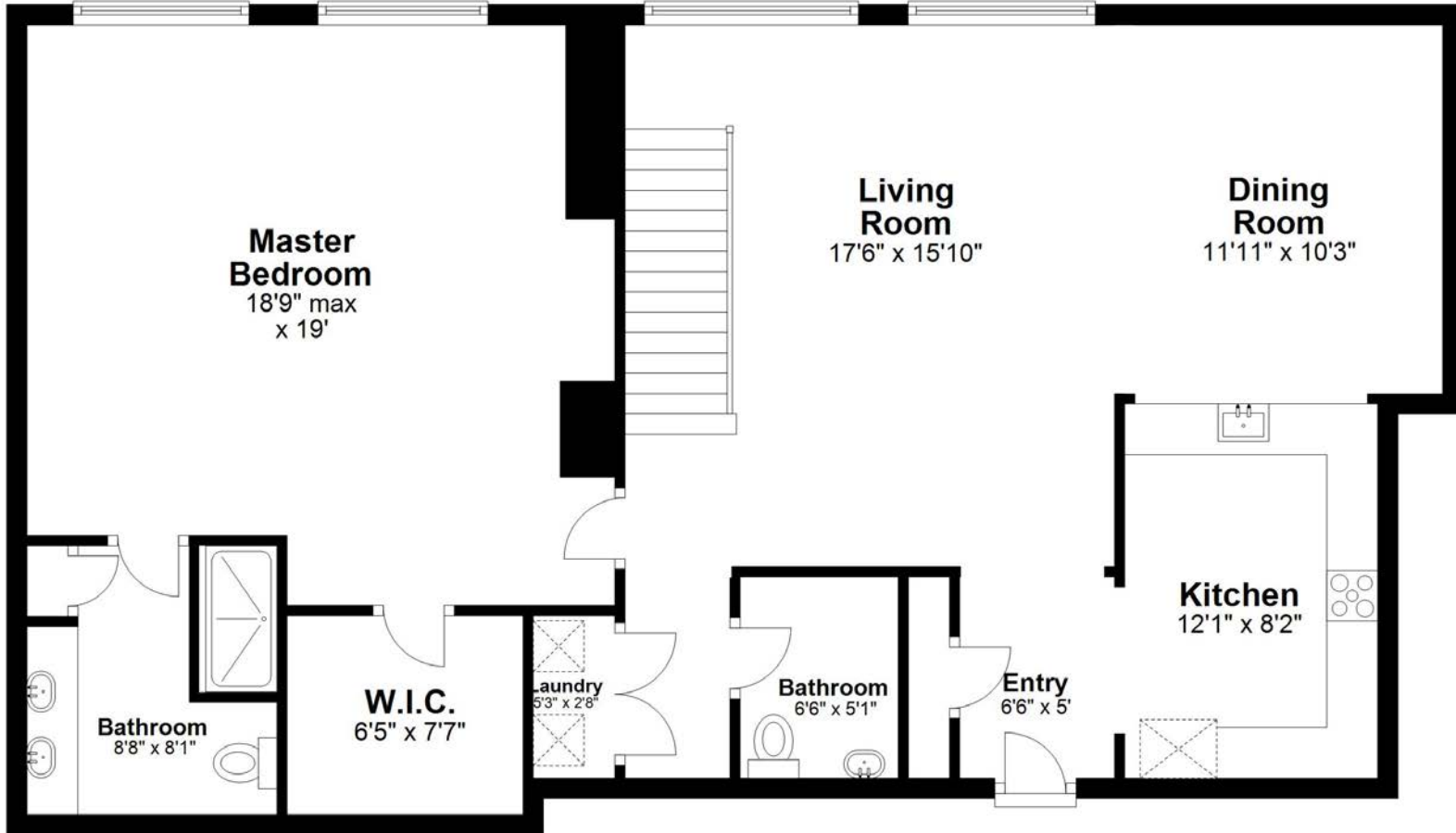
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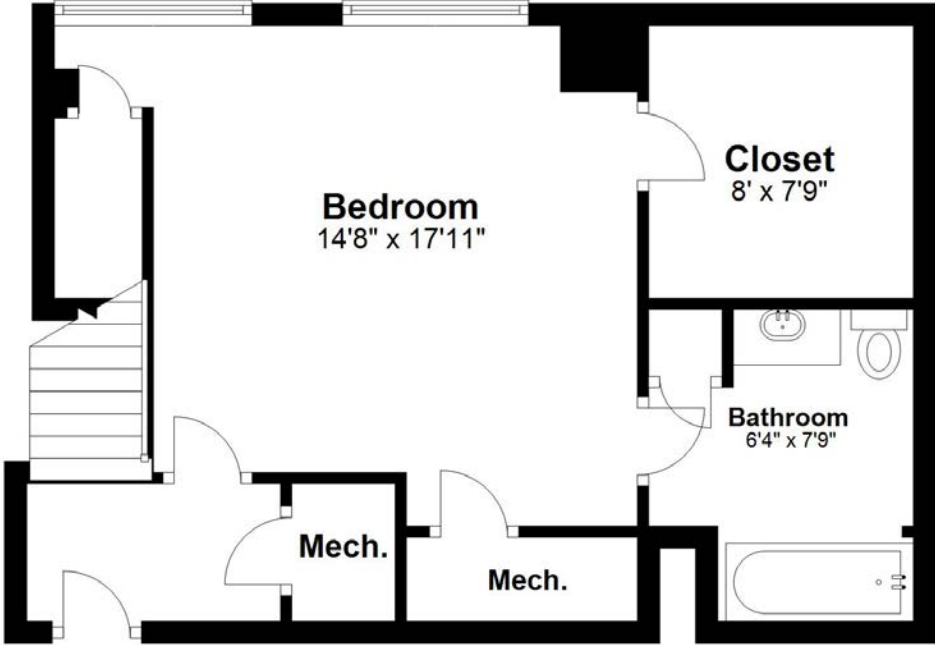
# 22 COTTAGE PARK AVENUE, UNIT 8

## Main Level



# 22 COTTAGE PARK AVENUE, UNIT 8

## Lower Level



Note: Measurements are for marketing purposes only and aren't guaranteed to be exact.  
Plan produced using PlanUp.