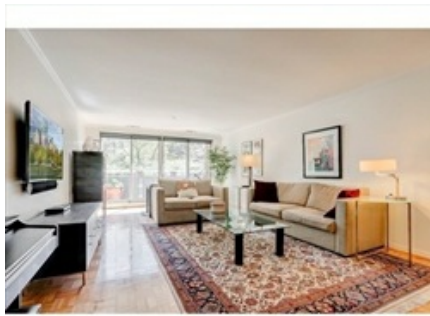


CAMBRIDGE

6 Canal Park, Unit 206





MLS # 72829597 - New Condo - High-Rise

6 Canal Park - Unit 206
Cambridge, MA 02141-2200
Middlesex County

List Price: **\$874,000**

Unit Placement: **Middle**

Total Rooms: **3**

Unit Level: **2**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **Cambridge Street to Canal Park; between Land Blvd and First Street. Park in Visitor Lot**

Remarks

Nothing Compares! It's love at first sight with this contemporary 1 bedroom, 1 1/2 bath 1,131SF home at Thomas Graves Landing. Boasting an expansive sun-drenched LR/DR leading to your private balcony w/alluring views of Lechmere Canal Park and glimpses of the Charles River and Boston Skyline, this tranquil oasis in the city delivers in every way. Oversized kitchen, half bath and master BR suite with whirlpool tub and shower, lots of closet space, in unit full-size laundry, fully staffed 24hr concierge, added storage space, garage parking space #127, function room, fully equipped exercise room, saunas, locker rooms, showers, seasonal lap pool & hot tub. Visit this special & unique location on the border of Cambridge and Boston with quick & easy access to shopping, restaurants, MGH, MIT, jogging & biking trails, museums & a mere 10 minute ride to/from Logan Intl Airport. OH Sat (5/15) & Sun (5/16) from 12-130p. Offers Due Mon (5/17) at 2pm. Your incomparable new home awaits!

Property Information

Approx. Living Area: **1,131 Sq. Ft. (\$772.77/Sq. Ft.)** Approx. Acres:

Garage Spaces: **1 Under, Garage Door Opener, Deeded**

Living Area Includes:

Heat Zones: **1 Heat Pump, Electric**

Parking Spaces: **0 Off-Street, Assigned, Guest, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Security Cameras on Site. Taxes with residential exemption would be \$2,352.48 for 2021. Approx. \$11,000 for reserves and interior renovation project to be paid by the seller at closing (See attached document). Non-smoking building. Condo Fee Includes Parking**

Complex & Association Information

Complex Name: **Thomas Graves' Landing**

Units in Complex: **167** Complete: **Yes**

Units Owner Occupied: **Source:**

Association: **Yes** Fee: **\$704.80 Monthly**

Assoc. Fee Inclds: **Hot Water, Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam, Clubroom, Extra Storage, Refuse Removal, Reserve Funds**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X13	Flooring - Wood, Balcony / Deck, Open Floor Plan, Crown Molding
Dining Room:	1	12X8	Flooring - Wood, Lighting - Pendant, Crown Molding
Kitchen:	1	12X9	Flooring - Stone/Ceramic Tile, Recessed Lighting
Master Bedroom:	1	14X11	Bathroom - Full, Flooring - Wood, Crown Molding, Closet - Double
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Lighting - Sconce
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **Yes Inground, Lap**

Assoc. Security: **TV Monitor, Concierge**

Basement: **No**

Beach: **No**

Construction: **Brick**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**

Electric Features: **Circuit Breakers**

Exterior: **Brick**

Exterior Features: **Balcony**

Flooring: **Tile, Parquet**

Interior Features: **Cable Available**

Management: **Professional - On Site**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range**

Waterfront: **Yes Canal**

Water View: **Yes Canal, River**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1986**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:00008**

L:00061206/2

Assessed: **\$826,000**

Tax: **\$4,832.1** Tax Year: **2021**

Book: **50086** Page: **336**

Cert: **01/22/1988**

Zoning Code: **BA**

Map: **00008** Block: **00061** Lot: **206/2**

Property Details

1
Bedrooms

1.5
Bathrooms

1,131
Sq. Ft.

\$704.80
Association Fee

\$874,000

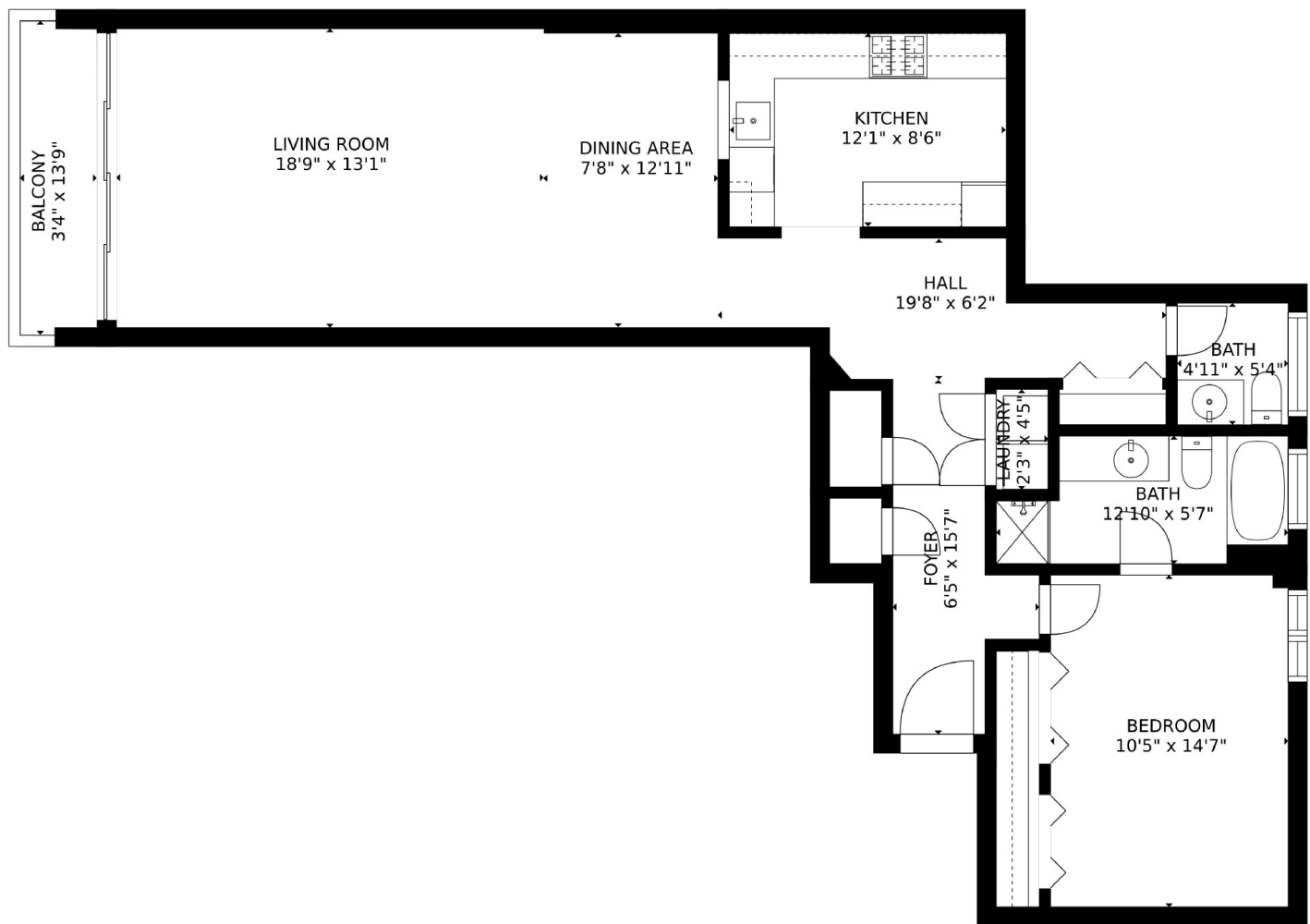
Nothing Compares! It's love at first sight with this contemporary 1 bedroom, 1.5 bath 1,131 square foot home at Thomas Graves Landing. Boasting an expansive sun-drenched living room/dining room leading to your private balcony with alluring views of Lechmere Canal Park and glimpses of the Charles River and Boston Skyline, this tranquil oasis in the city delivers in every way. Oversized kitchen, half bath and primary bedroom suite with whirlpool tub and shower, lots of closet space, in unit full-size laundry, fully staffed 24 hour concierge, added storage space, garage parking space #127, function room, fully equipped exercise room, saunas, locker rooms, showers, seasonal lap pool and hot tub. Visit this special and unique location on the border of Cambridge and Boston with quick and easy access to shopping, restaurants, MGH, MIT, jogging and biking trails, museums and a mere 10 minute ride to/from Logan International Airport. Your incomparable new home awaits!

www.6CanalPk206.com





6 Canal Park - Unit 206



6 Canal Park - Unit 206

Located at the edge of the Lechmere Canal in East Cambridge, Thomas Graves' Landing Condominiums offer residents the best of both worlds: the pleasure of tranquil waterside living along the 7.5-acre linear park which wraps both sides of the canal and connects with the Charles River walkway, yet still with close proximity to both the vitality of Cambridge's university cultural center and the verve and excitement of Boston.

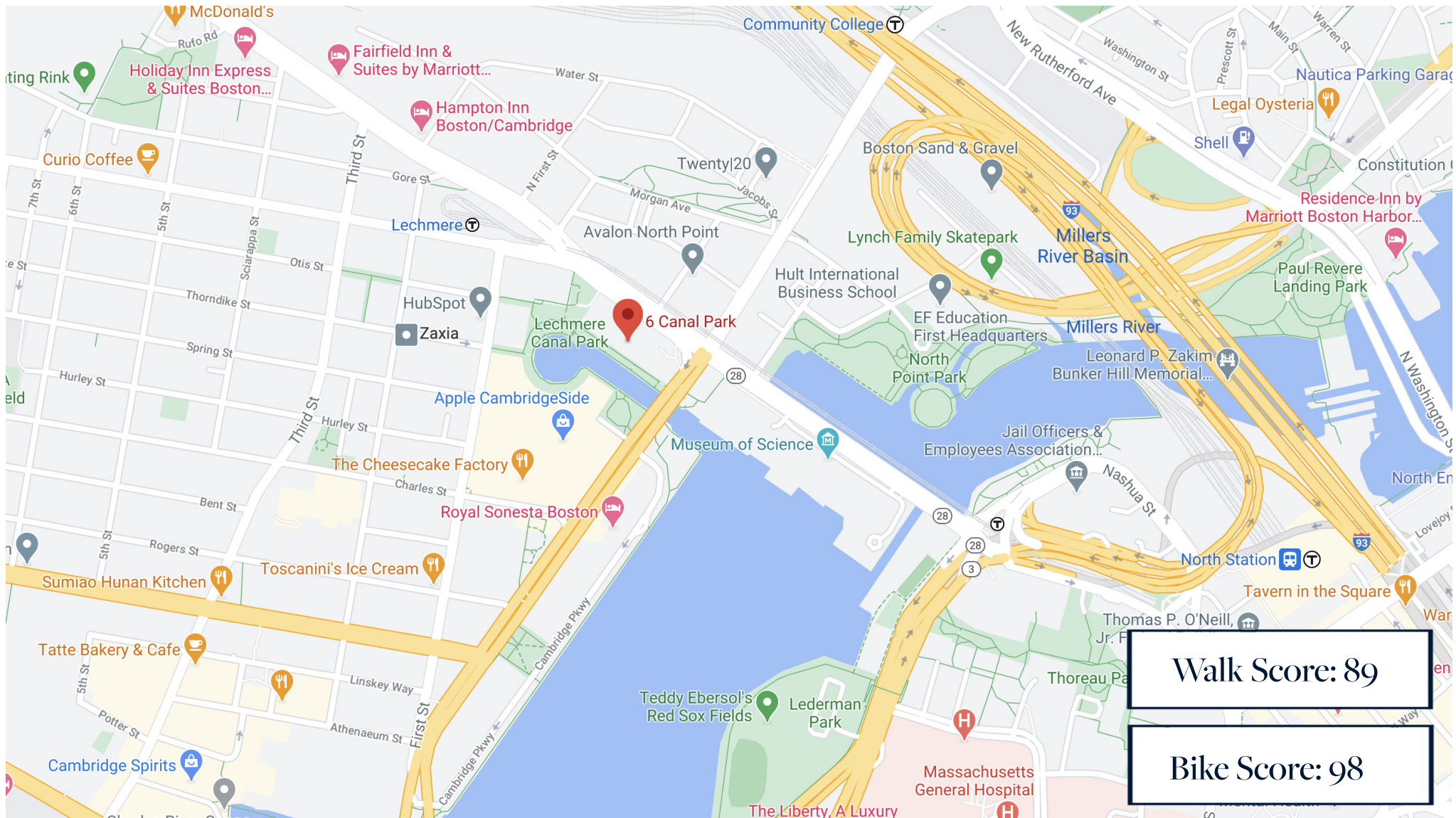
Thomas Graves' Landing was designed to bring many of the amenities often associated with single family homes – outdoor spaces, natural light, views, greenery, windowed kitchens, separate dining areas – to an urban location. The condominiums feature terraces, balconies and floor-to-ceiling windows to extend the living spaces, accentuate the wonderful views and brighten each home with an abundance of natural light.

Thomas Graves' Landing offers a range of luxurious amenities including:

- Fitness center: exercise room and fitness and cardiovascular equipment, men's and women's saunas, changing rooms, locker rooms and showers
- Outdoor swimming pool: for laps and wading
- Function room: for residents' private parties and meetings
- 24x7 concierge service: monitor building security system, screen visitors and announce guests, hold parcels and deliveries, etc.
- Lobby with sitting area, and views of the Lechmere Canal and the Charles
- Wide and secure front entrance
- Terrace and/or balcony with each residence
- On-site property management office staffed five days a week
- Washer & dryer in every unit
- Indoor deeded resident parking, as well as outdoor guest parking
- An assigned storage locker for each residence
- One high-speed elevator in each of the four towers
- Pre-wiring throughout for cable television and high-speed internet

Source: Thomas Graves' Landing Website: www.thomasgraves.org

Local Cambridge Amenities





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Seniors Real Estate Specialist (SRES)®

Accredited Buyer's Representative (ABR)®

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Gibson

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