



**MLS # 71341993 - Sold**  
**Single Family - Detached**

**63 Francis Avenue** List Price: **\$3,750,000**  
**Cambridge, MA: Harvard Square,** Sale Price: **\$3,740,000**  
**02138**  
**Middlesex County**  
 Style: **Other (See Remarks)** Total Rooms: **15**  
 Color: Bedrooms: **5**  
 Grade School: Bathrooms: **5f 2h**  
 Middle School: Master Bath: **Yes**  
 High School: Fireplaces: **5**  
 Handicap Access/Features:  
 Directions: **Kirkland Street to Francis Avenue**

**Remarks**

**Harvard Sq – This handsomely renovated, dramatic 15-room turn-of-the-century single family home is on just over ¼ acre of beautifully landscaped grounds w/ bluestone terraces & mature plantings. Living room w/ coffered ceiling & fireplace; dining room w/ fireplace & custom built-ins; 34' chef's eat-in-kitchen w/ granite, SubZero & Wolf appliances; 22' master w/ fireplace, marble spa bath & French doors to deck. Home movie theater & temp. controlled wine cellar. C/A. Garage + additional parking.**

**Property Information**

Approx. Living Area: **6,880 Sq. Ft.** Approx. Acres: **0.28 (12,350 Sq. Ft.)** Garage Spaces: **1 Detached**  
 Living Area Includes: **Finished Basement** Heat Zones: **Hydro Air** Parking Spaces: **3 Off-Street**  
 Living Area Source: **Other** Cool Zones: **Central Air** Approx. Street Frontage:  
 Living Area Disclosures: **Per C of O**  
 Disclosures: **See Attached Escrow Agent Notification.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	20X15	-
Dining Room:	1	20X14	-
Family Room:	1	17X13	-
Kitchen:	1	22X17	-
Master Bedroom:	2	27X18	-
Bedroom 2:	2	14X13	-
Bedroom 3:	2	14X13	-
Bedroom 4:	2	15X14	-
Bedroom 5:	3	13X12	-
Bath 1:	1	-	-
Bath 2:	2	-	-
Bath 3:	2	-	-
Laundry:	2	-	-
Sun Room:	1	-	-

**Features**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator**  
 Basement: **Yes Partially Finished**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Clapboard, Stucco**  
 Exterior Features: **Deck, Deck - Roof, Patio**  
 Flooring: **Wood**  
 Foundation Size: **99,999,999**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas**  
 Insulation: **Full**  
 Interior Features: **Central Vacuum, Security System**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Utility Connections: **for Gas Range, for Electric Oven**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

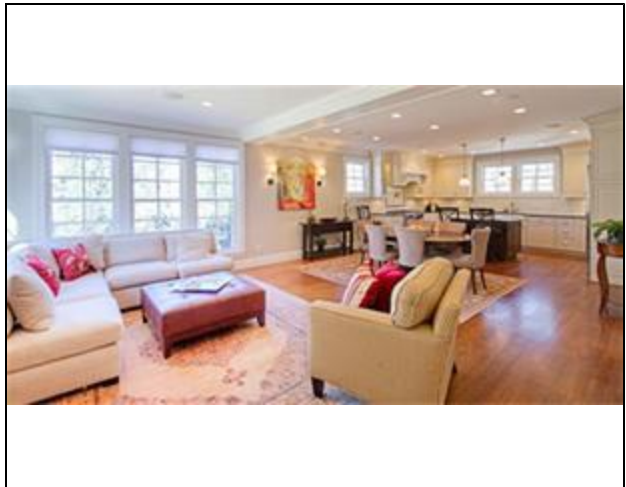
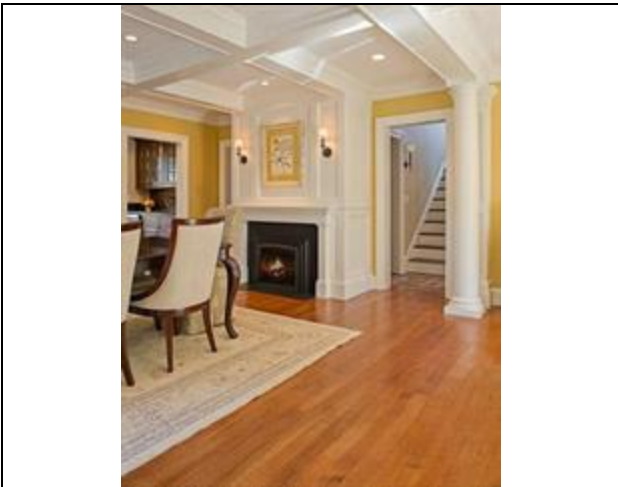
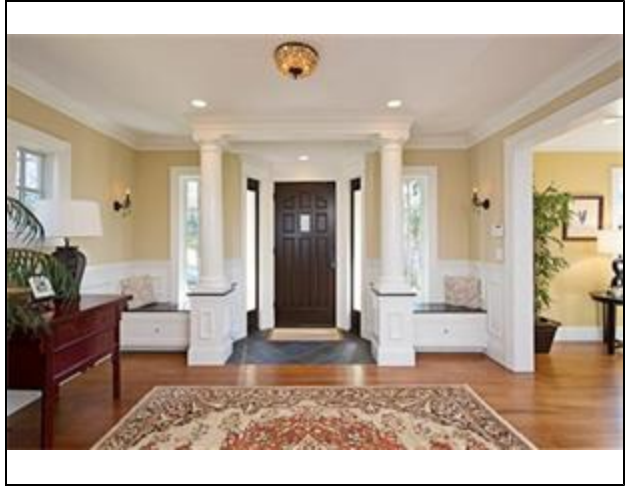
Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1913** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

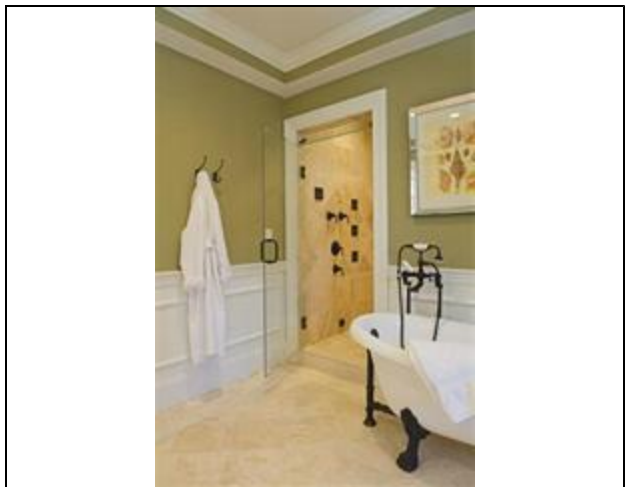
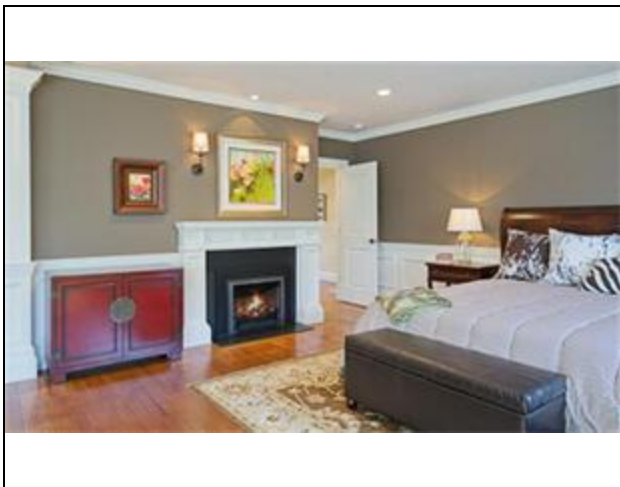
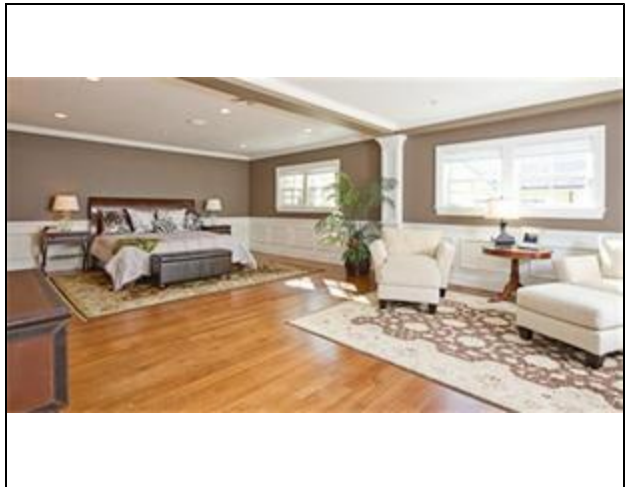
**Tax Information**

Pin #:  
 Assessed: **\$4,017,400**  
 Tax: **\$35,064.14** Tax Year: **2012**  
 Book: **23687** Page: **579**  
 Cert:  
 Zoning Code: **Residentia**  
 Map: Block: Lot:

### Market History for 63 Francis Avenue, Cambridge, MA: Harvard Square, 02138

MLS #	Date		DOM	DTO	Price
71341993	2/23/2012	Listed for <b>\$3,750,000</b>			\$3,750,000
UAG	2/26/2012	Status Changed to: <b>Under Agreement</b>			
SLD	3/9/2012	Status Changed to: <b>Sold</b>			
	3/9/2012	Sold for <b>\$3,740,000</b>	3	3	<b>\$3,740,000</b>
<b>Market History for Office Id: BB2438</b>			<b>3</b>	<b>3</b>	<b>\$3,740,000</b>
<b>Market History for this property</b>			<b>3</b>	<b>3</b>	<b>\$3,740,000</b>







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