



MLS # 71408668 - Sold
Single Family - Attached

65 Francis Avenue List Price: **\$2,975,000**
Cambridge, MA: Harvard Square, 02138 Sale Price: **\$2,975,000**
Middlesex County

Style: **Colonial** Total Rooms: **10**
 Color: Bedrooms: **5**
 Grade School: Bathrooms: **4f 2h**
 Middle School: Master Bath: **Yes**
 High School: Fireplaces: **2**
 Handicap Access/Features:
 Directions: **Kirkland Street to Francis Avenue**

Remarks

Harvard Square – This handsome 1916 Colonial residence is situated on approximately ¼ acre and is just a ½ mile from Harvard Yard. This home is to be completely and meticulously renovated – details will include 5 beds, 4 full and 2 half baths, chef’s kitchen that opens to large family room, 2 fireplaces, crown moldings and coffered ceilings. C/A, landscaped yard with deck and a 2-car garage. Full size floor plans and elevations available & attached. Fall 2012 Occupancy.

Property Information

Approx. Living Area: **5,253 Sq. Ft.** Approx. Acres: **0.24 (10,454 Sq. Ft.)** Garage Spaces: **2 Attached**
 Living Area Includes: Heat Zones: **Forced Air, Gas** Parking Spaces: **4**
 Living Area Source: **Owner** Cool Zones: **Central Air** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Fall 2012 Occupancy. See Attached Escrow Agent Notification**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X14	Fireplace
Dining Room:	1	18X13	-
Family Room:	1	25X22	Balcony / Deck
Kitchen:	1	16X13	-
Master Bedroom:	2	21X17	Bathroom - Full, Fireplace, Closet - Walk-in
Bedroom 2:	2	17X13	Bathroom - Full
Bedroom 3:	2	13X13	-
Bedroom 4:	2	21X11	-
Bedroom 5:	3	21X13	-
Bath 1:	1		Bathroom - Half
Bath 2:	2	15X8	Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2	13X7	-
Media Room:	B		-
Mud Room:	1	13X6	-
Foyer:	1	14X8	-
Bathroom:	2		Bathroom - Full
Bathroom:	3		Bathroom - Full
Bathroom:	B		Bathroom - Half

Features

Basement: **Yes**
 Beach: **No**
 Foundation Size: **9,999,999**
 Foundation Description: **Poured Concrete**
 Lot Description: **Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1916** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$1,583,700**
 Tax: **\$12,077.08** Tax Year: **2012**
 Book: **38617** Page: **350**
 Cert:
 Zoning Code: **A2**
 Map: Block: Lot:

Market History for 65 Francis Avenue, Cambridge, MA: Harvard Square, 02138

MLS #	Date		DOM	DTO	Price
71360690	4/2/2012	Listed for \$2,975,000			\$2,975,000
WDN	4/30/2012	Status Changed to: Temporarily Withdrawn			
CAN	5/1/2012	Status Changed to: Canceled	28		
 71408668	7/12/2012	Listed for \$2,975,000			\$2,975,000
UAG	7/15/2012	Status Changed to: Under Agreement			
SLD	11/20/2012	Status Changed to: Sold			
	11/20/2012	Sold for \$2,975,000	3	3	\$2,975,000
Market History for Office Id: BB2438			31	3	\$2,975,000
Market History for this property			31	3	\$2,975,000

