

Dana Hill condo reminiscent of a luxury hotel

By June Albritton
CORRESPONDENT

In 1920 an apartment complex was built on a quiet side street in Cambridge. It is in the Dana Hill area about halfway between Harvard Square and Central Square and a pleasant walk to both. The building is covered with stucco and seems reminiscent of a luxury hotel in a resort area. Through generations the same family ran the apartments. Finally, after 86 years, the family was ready to try something else. According to real estate consultant Aaron Cohen, the owner, Gerald Gordon, teamed with Cohen's father, developer Paul Cohen, architect Robert Zarelli, and builder Connaughton Construction to renovate the complex and turn the units into condominiums. There are a total of nine units in the building. Four of the units are still available. Unit 5 contains 1,172+/- square feet and is listed for \$579,900. Units 3, 6, and 9 are each 1,287+/- square feet and are priced from \$649,900 to

\$669,900. The developer's son, Aaron Cohen, and Zachary Gordon, both of Coldwell Banker, are marketing all of the units.

The work on the units began in 2006 and was completed in 2007. A new roof, new flashing, new double pane energy efficient windows, and new individually metered 100AMP electric service were all added. The units are pre-wired for Internet, cable, and phone. A closet in each unit holds connections for a stacked clothes washer and clothes dryer. The bathroom floors are tile. All other floors are beautiful hardwood maple that shine to a luster.

Units 3, 6 and 9 are each on the south side of the building at the back. Unit 5 is the only unit at the front of the building that is still available. They all have chef's kitchens and three bedrooms, laundry hook-ups, and a deeded parking space. Unit 5 has one bathroom. Units 3, 6, and 9 have two bathrooms.

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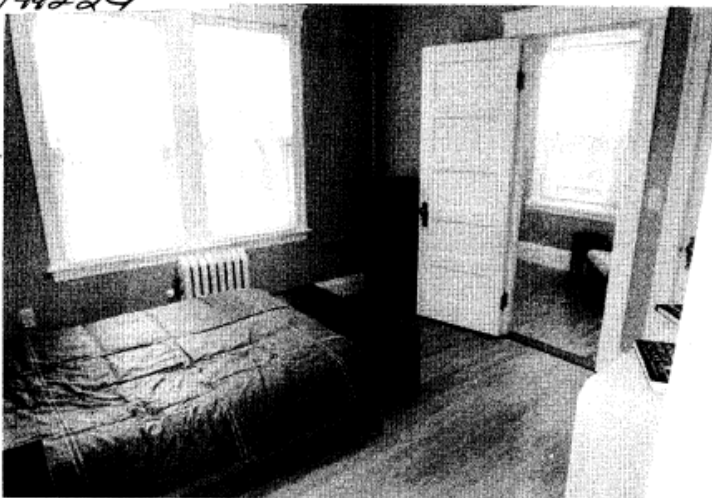




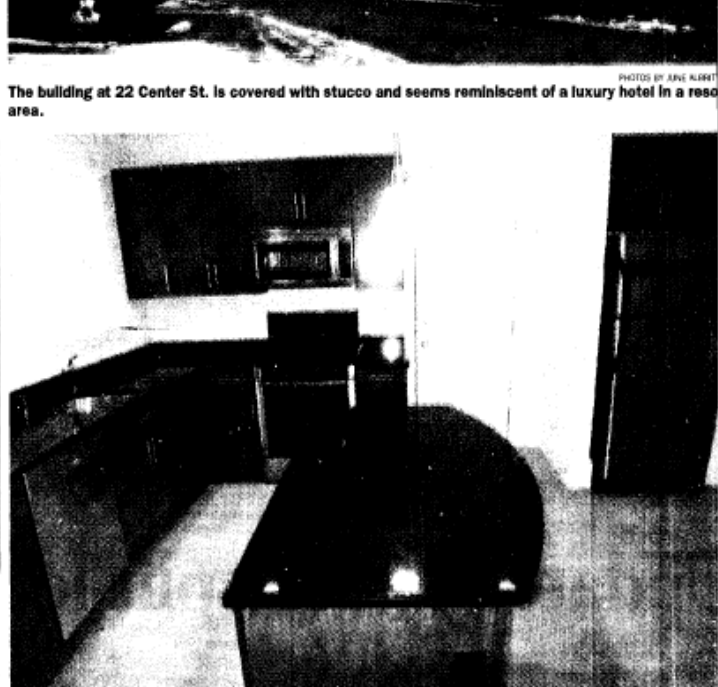
The living/dining room in Unit 5 has interesting angles since they are built into the bays of the building.



In Unit 3, to the left of the kitchen is a living/dining room with windows on two sides that let in plenty of light.



The bedroom at the left end of the hall in Unit 3 has a sunroom off of it.



The kitchen in Unit 9 has an island in the center and stainless-steel appliances. They include a Bosch four-burner gas range, a Siemens dishwasher and microwave, and a Frigidaire refrigerator.

Details

Address: 22 Centre Street, Cambridge

Units 3, 6 and 9

BR/BA: 3 bedrooms, 2 full baths

Size: 1,287 +/- square feet

Taxes: \$3,037.49 - \$ FY 2008

Condo fee: Unit 3: \$502.06/mo. Unit 6: \$508.72/mo Unit 9: \$517.04/mo includes heat, hot water, water, sewer, Master insurance, exterior maintenance, refuse removal, snow removal, landscaping

Price: Unit 3: \$649,900; Unit 6: \$ 659,900; Unit 9: \$669,900

Unit 5

BR/BA: 3 bedrooms, 1 full bath

Size: 1172 +/- square feet

Taxes: \$2,69.66

Condo fee: \$462.55 includes heat, hot water, water, sewer, Master insurance, landscaping, snow removal extra storage, refuse removal

Price: \$579,900

Features of units: Maple hardwood flooring, chef's kitchens with granite counters, new double paned energy efficient windows, wired for cable and internet, clothes washer and clothes dryer hook ups, deeded parking

Close by: Harvard, MIT, Central Square, Harvard Square and the Red Line MBTA

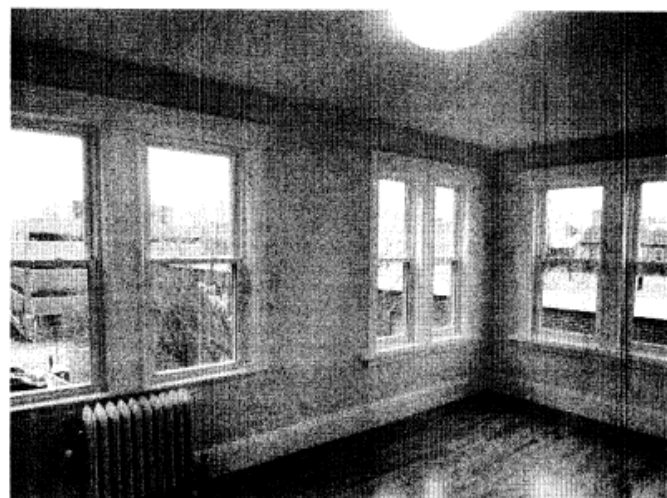
Contact: Aaron Cohen or Zachary Gordon, Coldwell Banker Residential Real Estate, 1375 Beacon Street, Brookline, MA 02446

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Contact the listing brokers to see this property.



The sunroom wall in Unit 9 has been eliminated to produce a larger master bedroom.

Gracious units with modern conveniences

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A garden runs along the side of the building. There is a brick walk that runs between the garden and a hedge that borders the driveway. At the end of the walk is the front door for all of the units in the building. A pretty blue-gray and white patterned tile floor is in the entryway and the first-floor hallway. Units 1 and 2 are down the hall to the right. Unit 3 is to the immediate left. The stairs to the other units are at the left of the hallway.

Inside Unit 3 is a large entry with a coat closet. To the left is a bedroom that is being used as a study. Straight ahead is the kitchen. To the left of that is the living/dining room. The living room has windows

on two sides. Another wall has a soffit with recessed lighting, so the entire room is filled with light.

The kitchen has an island in the center and stainless steel appliances. They include a Bosch four-burner gas range, a Siemens dishwasher and microwave, and a Frigidaire refrigerator. The Metropolitan hardwood cherry cabinets are topped by polished absolute black granite counter tops and back splashes. A stainless steel Elkay sink with single lever faucet and soap dispenser contains a Badger garbage disposal.

A door at the side of the kitchen leads to the back stairs that lead up to the ladder to the roof and down to the back parking lot and on to the basement.

To the left in the entry is a hall that runs past two bathrooms and a laundry room and on to two more bedrooms. The bathrooms have Kohler fixtures and ceramic tile floors. The bedroom at the left end of the hall has a sunroom off of it. The sunroom, which gets morning and afternoon sun, would be a pleasant place to sit and read. It is also a perfect size for a nursery.

Units 3, 6, and 9 each run the entire width of the building. Unit 6 on the second floor and Unit 9 on the third floor are in the same location and are identical to Unit 3, except that the sunroom wall in Unit 9 has been eliminated to produce a larger master bedroom.

Unit 5, on the second floor, fills the west side of the front of the building. Some of the bedrooms and living/dining room here have interesting angles since they are built into the bays of the building. The appliances are the same as the others except for the refrigerator, which is a Fisher & Paykel. The maple hardwood flooring is in evidence except the bathroom.

The heat and hot water for the units are provided by a central system and are included in the rent. The complex is professionally managed. Each unit has clothes washer and clothes dryer hookups. A deeded parking space is provided for each unit.

