

## 1 Trowbridge Terrace

### Cambridge

\$2,050,000

Harvard Square—perfectly located end unit townhome feels like a single-family! Tucked away from the street, this home is wonderfully secluded offering a landscaped backyard and a luxurious deck right off the kitchen, perfect for outdoor gatherings. Bright and beautifully updated - incredible light, dramatic glass walls, and skylights everywhere! The main level comprises the living room with a cozy wood-burning fireplace, a half bath, an elegant dining room with an option to be used as a fourth bedroom, and a newly renovated eat-in kitchen. Moving upstairs, the top floor has three large bedrooms and two full baths. The massive primary bedroom is well-appointed with an abundance of closets. The spacious ensuite bathroom offers a separate spa-like tub room surrounded by skylights. Attached garage parking plus one off-street parking is the icing on the cake. It's easy to picture yourself in this perfect Cambridge abode, you can have the spaciousness and tranquility you crave, without giving up the urban lifestyle you love.

#### Unit Details:

- Townhouse: 6 Rooms | 3-4 Bedrooms | 2.5 baths
- Parking: 1 garage + 1 off-street space
- Living Area: 2,080 interior sq ft
- Condo Fee: \$655.75
- Year Built: 1987

#### Garage Entry Level:

- A private entry welcomes you into a granite-tiled foyer with a coat closet.
- Direct access to the garage with storage and mechanical area for the HVAC, water heater, and central vacuum system. A second deeded parking space is available right outside your door.

#### First Living Level:

- Up the newly carpeted stairs, you arrive on the main living level with freshly sanded oak floors, high ceilings, and light bursting through a multitude of windows and skylights.
- The living room offers two bay windows and a wood-burning fireplace—a warm and cozy spot on cold winter nights.
- Moving past the half bath, you enter the sizable open eat-in kitchen area.
- The kitchen was just updated with white quartz countertops and a waterfall peninsula, a new KitchenAid stainless steel 5-burner gas stove with a sleek 4-speed glass and stainless-steel vent hood. A white herringbone tile backsplash, an extra deep sink, and a stylish Moen faucet rounds out the renovations. The remaining stainless steel appliance suite includes an LG French door refrigerator and a KitchenAid dishwasher. The solid oak cabinetry is a timeless classic that blends in beautifully.
- The extended kitchen area is large enough to accommodate casual dining or can be a versatile spot for working from home.
- The small front balcony is on your left as you enter the only remaining part of the original home from which this townhouse was built around. Deep crown molding and window casing, along with a decorative marble fireplace mantel were preserved. Currently used as a formal dining room, this room could also be used as a fourth bedroom or office.

#### Decks and Yard:

- Off of the kitchen, a wall of glass and three skylights lead you to an enormous deck. This direct connection to the main floor creates an outside living area that flows naturally to the fenced-in backyard.
- There is a second smaller deck on the front of the property. Both decks are made from low maintenance composite decking.

**Second Living Floor:**

- As you ascend the stairway to the top floor, light from above beams down. The hallway is topped by glass skylights creating literally a glass ceiling.
- Continuing the glass theme, one of the three bedrooms is enclosed by a glass wall. This room has two windows and a mini split A/C unit for supplemental cooling.
- The second bedroom has two windows, mini split A/C for supplemental cooling, and a large closet.
- The common bathroom shows off a whimsical optical illusion created by the high ceilings and the use of mirrors to reflect what appears to be an endless sky. This bathroom is outfitted with a heated tile floor, a walnut vanity with a granite countertop, and a glass-enclosed shower with a travertine and glass tile surround.
- The hallway has a handy shelved linen closet.
- The primary bedroom suite is well-appointed with an abundance of closets and two windows. The ensuite bathroom is a spa-like sanctuary - beautifully renovated with heated marble tile floors, a walnut vanity with double sinks, and a glass-enclosed walk-in shower with vertical tiled walls and a mosaic tiled floor. The hydro and chromotherapy bathtub has it's own room, surrounded by an angled wall with 10 Velux skylights! And who can resist a heated towel rack?
- A stackable Frigidaire washer and electric dryer is located in a closet in the primary bedroom suite.

**Systems & Property:**

- Heat & Air Conditioning: Trane HVAC gas-fired furnace (new in 2014) controlled by a Nest thermostat. Supplemental cooling and heating is provided in 2 of the bedrooms using Mitsubishi mini split ductless units.
- Whole-house humidifier by Aprilaire.
- Hot water: Rinnai tankless water heater (new in 2015).
- Electrical: 100 amps circuit breakers.
- Exterior: clapboard, painted approximately 2 years ago.
- Roof: Copper.
- Gutters & Downspouts: heated to prevent ice dams.
- Central Vacuum system by Nutone.
- Intercom: Comelit video system has panels on each floor (new in 2021).
- Alarm System: keypad and remote-controlled burglar alarm system.

**Association & Financial Information:**

- 6-unit association, 100% owner-occupied.
- Self-managed.
- The beneficial interest for this condo is 21.5%.
- Condo Fee: \$655.75/month. This covers master insurance, water & sewer, maintenance, landscaping, snow removal and capital reserve.
- Condo Account: There is currently \$31,353 as of January 2021.
- Tax Information: \$7,954.40 (FY21 with \$2,607 residential exemption discount).
- Pet-friendly for Owners.

**Additional Information:**

- The condo association does not allow rentals with the exception of hardship which would need to be approved by the association.
- Utility Costs for 2020: Average monthly gas bill was \$90 and electric bill was \$213.