

# CHARLESBANK



*Real Estate*

## Dramatic & Versatile



**345 Broadway ♦ \$1,250,000**

*T*WO FAMILY HOME Spectacularly open and airy, this classic mid-Cambridge Greek Revival was renovated by a creative and playful architect. It is full of surprises that make living here a delight!

**Charlesbank Real Estate** 617-492-2265 [www.charlesbankre.com](http://www.charlesbankre.com)  
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## 345 Broadway Cambridge

The second and third floor master suite features a vaulted living room, catwalk interior balcony, multiple skylights, and fanciful inlaid tile floor. Adding to its uniqueness are a private treetop deck and a cozy light-filled breakfast alcove tucked into a Wisteria arbor.

The first floor unit is equally well designed, with open floorplan and a bay window. The front bedroom, with attached bath, could be easily converted into a home office. The city zones 345 Broadway as O-1, eligible for use as a professional office.

The layout is supremely flexible. If you created the office, you would still have a one-bedroom plus study unit for rental, au pair, or in-law apartment. Both units are currently rented with combined monthly income of \$5,500.

Freshly detailed inside and out, with new top-of-the-line Energy-Star appliances and a secluded, fenced rear patio, 345 Broadway is ready to move in. It also has off-street parking for two cars (invaluable in mid-Cambridge!) plus a three-car garage, currently used for storage, that offers multiple opportunities.

Located near public transportation, Whole Foods, and equidistant from Harvard and MIT, 345 Broadway is an exceptional and versatile home.



### DETAILS

<b>Unit One</b>	First Floor: 2 Bedrooms, 2 Baths, Study, In-unit Laundry ♦ Rent: \$2,500; Leased to 8-31-08
<b>Unit Two</b>	Second/Third Floors: 3 Bedrooms, 2 Baths, Study, In-unit Laundry, Deck ♦ Prior rent: \$3,000
<b>Outdoors</b>	Fenced private Patio; mature Plantings
<b>Parking</b>	Two off-street, plus 3-bay Garage
<b>Living Area</b>	2,699 sq. ft.
<b>Assessment</b>	\$859,500 FY08
<b>Taxes</b>	\$4,961 based on Residential Exemption
<b>Separate Systems</b>	Heat: Energy-efficient furnaces; Baseboard Hot Water by Gas ♦ Hot Water: Tanks by Gas ♦ Electric: 200 amps

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## **345 Broadway** Two-Family Home



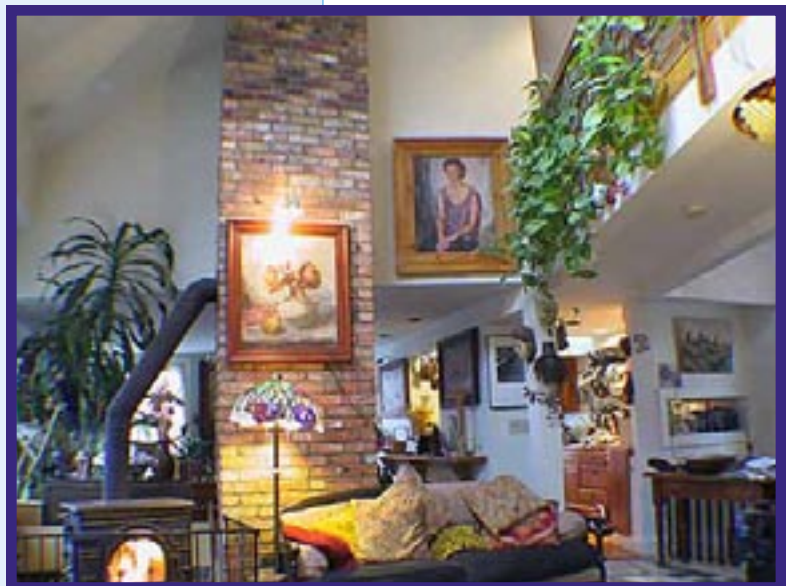
### **Unit 2: Living Room**

Vaulted Ceiling with Ceiling Fan

Skylights

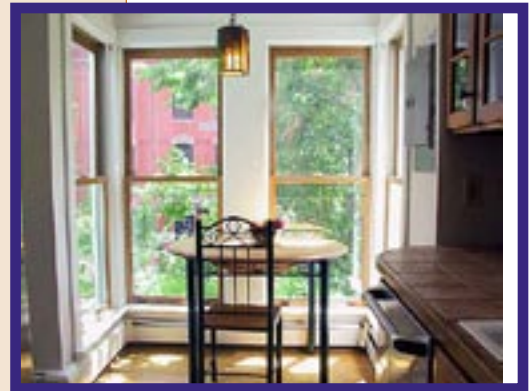
Bay Window

Custom Tile and Hardwood Floors



**Unit 2: Kitchen Dining**

Top-of-line GE Café  
Energy-Star appliances  
Skylight  
Pass-through  
Breakfast Nook tucked  
in Wisteria arbor



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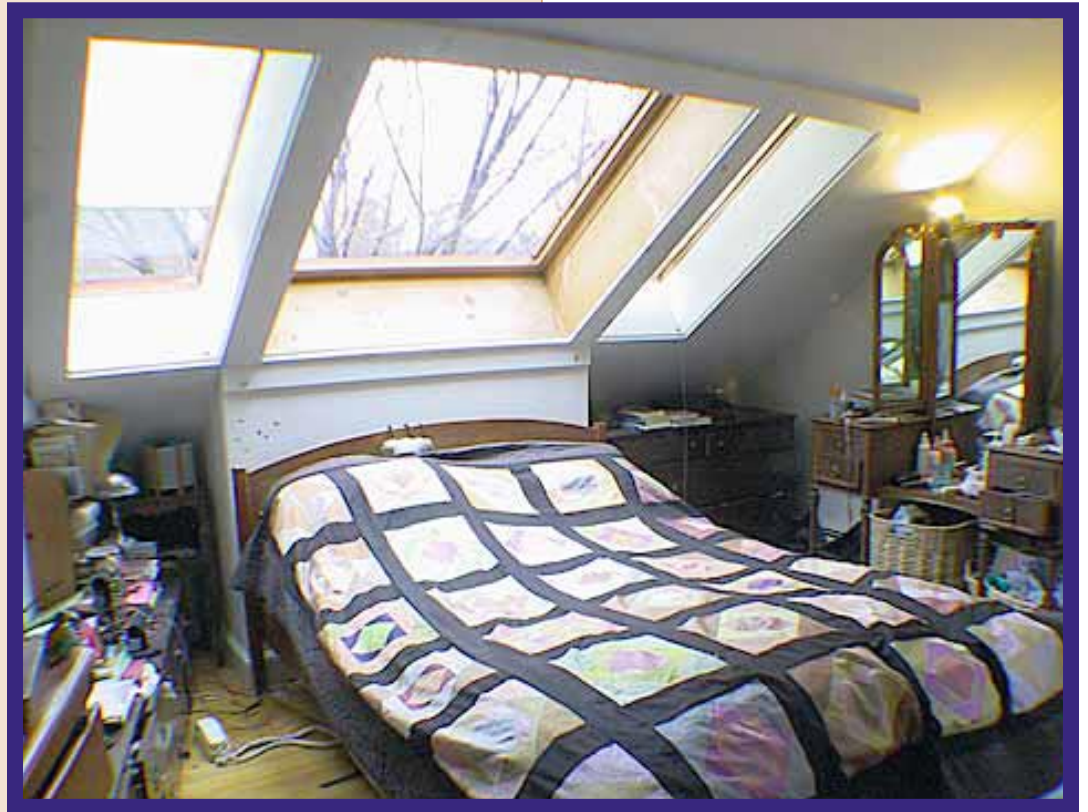
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**345 Broadway**  
Two-Family Home



## **Unit 2: Bedrooms**

Master suite with Skylights and

Master Bath

3 Bedrooms total

plus Family Room/Study

Treetop Deck

**Unit 1: Open Plan**  
Living area with Bay Window  
Dining area with  
Breakfast Counter



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## **345 Broadway** Two-Family Home

### **Unit 1: Bedrooms**

2 Bedrooms plus Study  
Two full Baths  
Front Bedroom has  
Master Bath  
345 Broadway is zoned  
O-1, allowing  
professional Office



**345 Broadway**  
Two-Family Home

**Outdoors**  
Secluded fenced Patio  
Landscaping with  
mature trees, shrubs,  
and perennials  
2nd Floor Deck



For Further Information:

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