

# LIV

LIVCambridge.com



**Two  
Free-Standing  
Homes  
on One Lot  
in Kendall Square**

## **Denise Price & Bill Scott**

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LUXURY COLLECTION™



## **99 Sixth Street & 257 Charles Street**

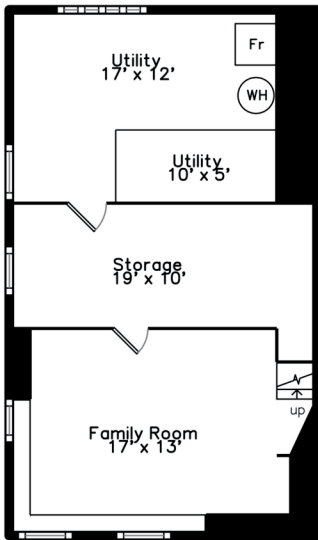
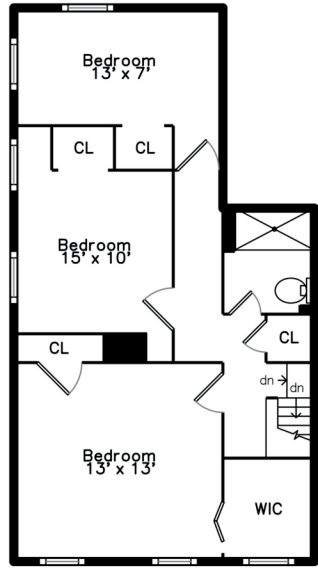
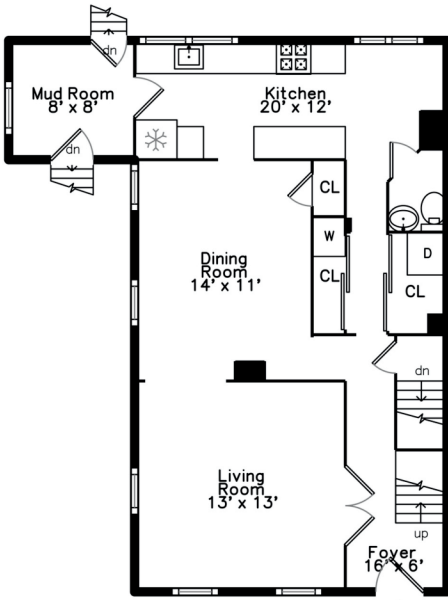
A unique opportunity with two free-standing homes nestled on a corner lot, just a few blocks from the vibrant Kendall Square. One residence, constructed in 1999, features a distinctive layout awaiting an interior remodel, while the other is the original antique home ready for a modern touch. This property presents an excellent project for a developer, offering the potential to convert into condominiums for separate sales, create a multi-generational family property, or for a savvy investor. Currently, the front house is tenant-occupied, providing immediate rental income, while the back house stands vacant, offering flexibility for various possibilities.



99 Sixth Street, Cambridge, MA

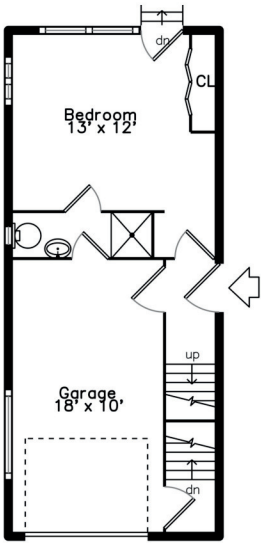


257 Charles Street, Cambridge, MA

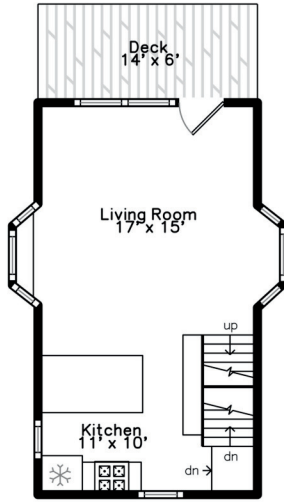


### 99 Sixth Street

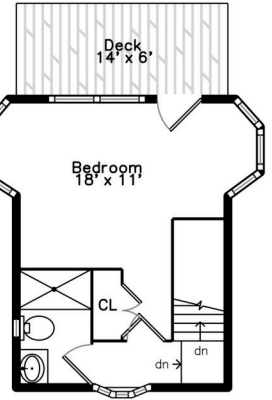
-	Current Finished	Current Unfinished	Gross
1st & 2nd Flr	1,494	-	1,494
Basement	Value	680	680
Total Gross	-	-	2,172



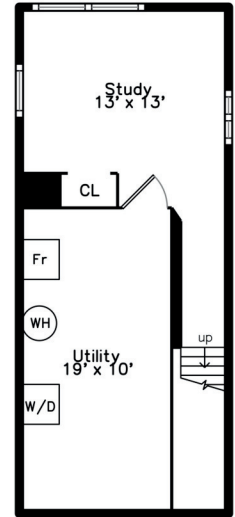
1st Floor



2nd Floor



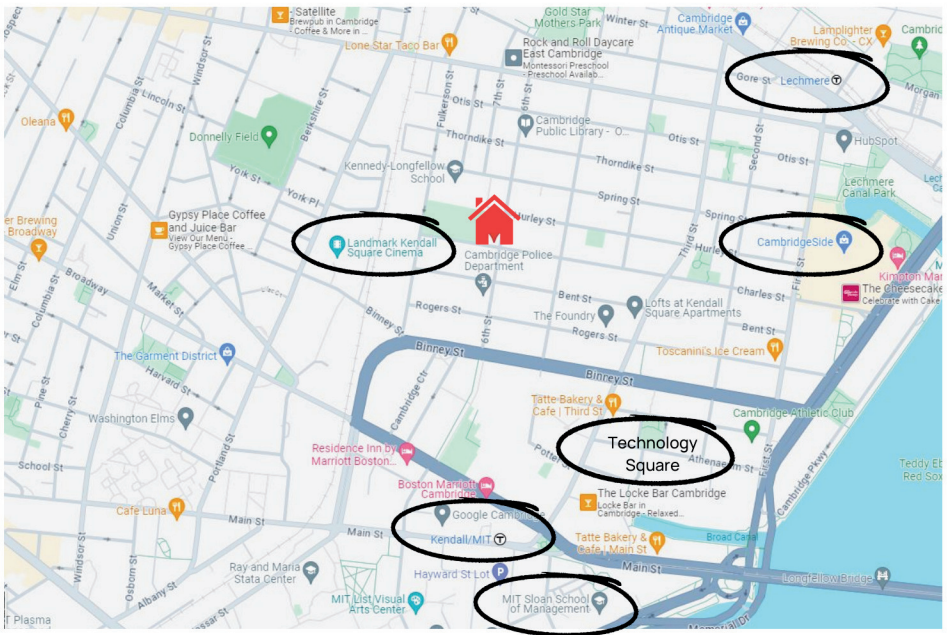
3rd Floor



Basement

## 257 Charles Street

-	Current Finished	Current Unfinished	Open Deck	Gross
1st Flr	324	171	-	495
2nd Flr	411	-	100	411
3rd Flr	311	-	100	311
Bsmt	202	293	-	495
Total Gross	-	-	-	1,712



## Remarkable Location

The two free-standing homes at 99 Sixth Street and 257 Charles Street, Cambridge, MA, offer an unparalleled location near two MBTA stops, ensuring seamless connectivity to the city and beyond. The nearby Red Line stop of Kendall Square and the Green Line stop of Lechmere provide residents with effortless access to public transportation.

Kendall Square, renowned for its vibrant innovation hub, is home to a myriad of biotech companies at the forefront of scientific breakthroughs. This dynamic neighborhood buzzes with the energy of cutting-edge research, fostering an environment of innovation and progress.

In the vicinity of Sixth and Charles, residents can indulge in a plethora of dining options at numerous restaurants, catch the latest films at a nearby movie theater, and explore the nearby shopping mall.

This convenient array of amenities enhances the appeal of the location, making it the most desirable for those seeking both the vibrancy of city life and a close commute to work.

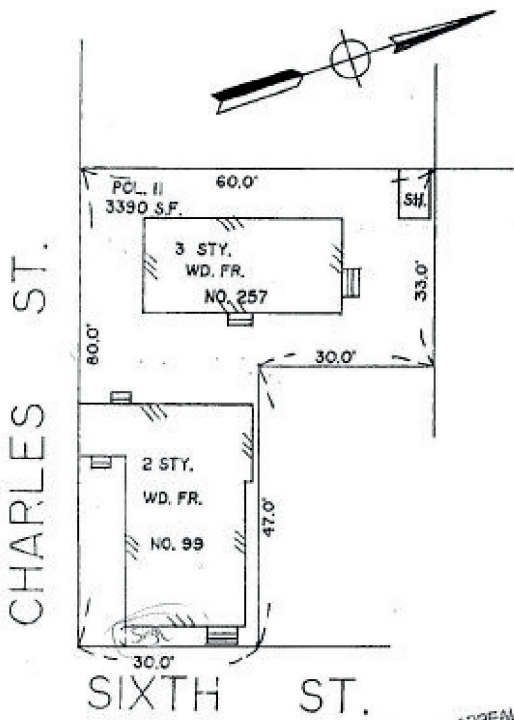
Additionally, the property's proximity to esteemed academic institutions like Harvard University and MIT enhances the intellectual and cultural richness of the area. Residents can immerse themselves in the academic and cultural offerings, from world-class museums and theaters to the stimulating atmosphere of academic pursuits.

Living at 99 Sixth Street or 257 Charles Street not only provides a comfortable and stylish home but also places residents at the epicenter of Cambridge's thriving biotech community, world-class universities, and a wealth of nearby amenities, creating an unparalleled living experience.



# GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer  
 9 Broadway Wakefield, MA 01880 T:(781)246-9345 Fax:(781)246-4333



SUBMITTED TO THE BOARD OF ZONING APPEAL  
 FOR CASE NO. 2461



THIS IS A TAPE SURVEY BASED ON SURVEY MARKETS OF OTHERS AND THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. THIS PLAN WAS NOT MADE FOR: RECORDING PURPOSES, DEED DESCRIBING CONSTRUCTION VERIFICATION OF PROPERTY LINE DERIVATIONS, BUILDING OFFSETS, FENCES OR LOT CONFIGURATIONS. ONLY A PRELIMINARY SURVEY CAN DETERMINE ALL OF THE ABOVE.  
 THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAPS OF THE COMMUNITY. 250LAW 0903 B 2/5/02  
 I HEREBY CERTIFY THAT THE BUILDING(S) SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED ON THE GROUNDS AS SHOWN THEREON AND THAT THEY CONFORM TO THE ZONING AND BUILDING LAWS (DIMENSIONAL REQUIREMENTS) OF THE CITY/TOWN OF CAMBRIDGE WHEN CONSTRUCTED AND TO RESTRICTIONS ON RECORD.

*Albert A. Roman*

10/22/2003

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Mortgage Inspection Plan

In  
 CAMBRIDGE, MA

Owner  
 CAROLE K. BELLEW

Scale 1" = 20' Date 10/22/2003





Local expertise, global connections.

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Hello@LIVCambridge.com



If you are considering selling your home or moving, we would be happy to meet with you and discuss how we can market your home to achieve maximum value.

As a team that markets luxury property with Berkshire Hathaway HomeServices, we do not merely seek to list homes, but instead, are committed to comprehensively market properties and overall lifestyles. We specialize in property promotion and work with the home seller to create a customized marketing plan that conveys the unique features that buyers will be attracted to.

Our marketing strategy and physical materials are unique to the property. Working with buyers, too, we offer service beyond compare.

Whether buying or selling luxury or multi-family property, you deserve a team of agents empowered to think beyond the next transaction – professionals who will consider your long-term goals. With experience in renovation and preparation ranging from choosing the right paint to helping you downsize years of collections – we can help you in every aspect of merchandising and preparing your home for sale.

For more details visit:

[LIVCambridge.com](http://LIVCambridge.com)



**BERKSHIRE  
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HOMESERVICES

COMMONWEALTH  
REAL ESTATE

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STRATEGIC PARTNERSHIPS

**THE WALL STREET JOURNAL.**

**UNIQUE**  
HOMES

