

*Welcome to the Neighborhood:*  
DAVIS SQUARE

Davis Square has it all: Red Line T service; an eclectic variety of restaurants, bars and coffee shops; one-of-a-kind retail, clothing and boutique shops; a health club; a multi-screen movie theater; live music and dance; fairs and festivals—including the annual *ArtBeat* and *HONK!* festivals; a strong arts community; a seasonal farmers' market; a vintage bowling alley; public art; several parks and playgrounds; the Minuteman bike path; and several yoga studios and alternative health care practitioners.

For dining out and groceries, there are a wide variety of locally-owned businesses, including several coffee shops, a homemade pasta and gourmet grocery store, an Italian delicatessen, a butcher, and an array of ice cream/ frozen yogurt shops. Neighborhood dining options include Japanese, Chinese, Thai, Irish pub, pizza, falafel, burgers, Southern barbecue, American bistro, Indian, Turkish, Bosnian, Tibetan, vegan, Italian, and Mexican, just to name a few. Nearby parks include Lexington and Kenney parks and the bike path. The residential streets around the square house families who have lived there for generations as well as newer residents. It is defined by its sense of community.

There are several options for public transportation, including the Red Line subway station in Davis Square and several bus lines. The Porter Square Red Line stop is within a mile as well. This property is easily accessible to Mass. Ave.; Routes 2, 16, 95, and 93; and Logan Airport. Harvard, MIT, and Tufts universities are easily accessible on foot or by car. Davis Square is also the hub for the bike/walk paths of Linear Park which connects to the Minuteman, Alewife Brook, and Mystic River bike trails and the Somerville Community Path which is projected to extend to North Point and Charles River paths.

*SOMERVILLE, MA: A Great Place to Live*

Awarded Gold Level Bicycle Friendly Community by League of American Bicyclists 2017

Named one of the best places to visit in the country by Lonely Planet in 2016

Named an All-American City by the National Civic League in 2015

Awarded Gold Level Bicycle Friendly Community by League of American Bicyclists 2017

Named by Modern Farmer as one of the top 5 Cities for Raising Urban Livestock 2015

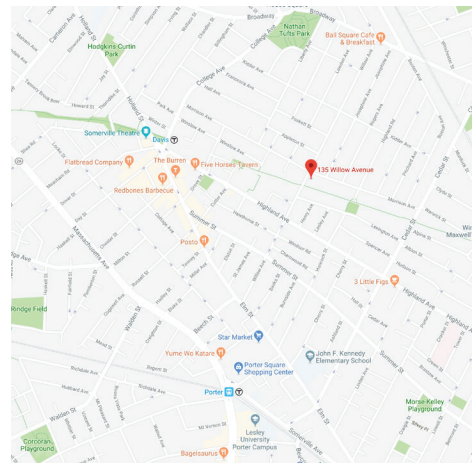
One of Boston Magazine's Best Places to Live in 2012

Consistently Ranked as Top 10 Cities for Walking and Transit by *WalkScore*® 2011

Named by America's Promise Alliance as a 2010 100 Best Communities for Youth

Home to more artists per capita than any city in the U.S. except New York City

Residence of President Barack Obama when he attended Harvard Law School



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Thalia Tringo & Associates Real Estate, Inc.  
128 Willow Ave., Somerville (on the bike path in Davis Sq.)  
*Our agents donate \$250 to a non-profit for each closing and Thalia Tringo & Associates Real Estate Inc. also gives \$250 to a pre-selected group of local charities for each closing.*



135 WILLOW AVENUE, UNIT 1, SOMERVILLE



*A sun-filled, corner condo with garage parking & private outdoor space on the bike path near Davis Square*

PRICE: **\$188,197**

MONTHLY CONDO FEE: **\$170**

RESALE OPPORTUNITY FOR AN INCOME-RESTRICTED CONDO—

DEVELOPED BY SOMERVILLE HOUSING GROUP,  
IN COOPERATION WITH THE CITY OF SOMERVILLE



135WILLOWAVE.COM



# 135 Willow Avenue, Unit 1, Somerville

*This first floor, corner unit* is located next to the bike path near Davis Square. It offers an open floor plan, natural light, an enviable residential location, and great amenities including: master bedroom with an ensuite bathroom, a second bedroom and full bath, central air, in-unit laundry, private outdoor space, 1 deeded garage parking spot, and common bike storage. This professionally managed, contemporary 10-unit building was constructed in 2006.

Inside the unit front door, to the right, is the master bedroom with ample closets and bathroom with a shower that has seating. Continuing down the hall there are two large closets on the right side and the second bedroom. Across from this bedroom is a closet that houses the washer and dryer and the full bath with tub. At the end of the hall there is an open floor plan living room and kitchen.

The kitchen has a granite island and countertops, stainless steel appliances, and space for a full dining table. The living room flows from there and has large windows and a sliding glass door to the private deck overlooking the bike path.

In addition to the private outdoor space, there is a common area patio on the same level with association owned garden planters for resident's use. A stairwell in the common hallway leads to the garage parking and the deeded, assigned parking space. There is also room for bike storage. Walk to Davis and Porter Red Line T stops, shops, theaters, and restaurants. Near Harvard, MIT, Tufts; Rts. 2, 16, 93, 90, 28, 38; and Logan Airport.



## PROPERTY INFORMATION

This is a deed restricted unit available through the City's Inclusionary Housing Program and must remain affordable to households with incomes at 80% AMI in perpetuity.

**PROPERTY TYPE:** Condominium (10 unit association)

**YEAR BUILT/  
CONVERTED:** 2006/2006 (per public record)

**ASSESSED VALUE:** \$208,100

**TAXES FY 2018:** \$2,353.61 (before residential exemption \$2,882.55)—As exemption exceeds actual tax amount, minimum tax to be paid by owner \$235.36.

**EXTERIOR FINISH:** Clapboard

**LIVING AREA:** +/- 1,017 sq. ft. (per public record)

**TOTAL ROOMS:** 4

**BEDROOMS:** 2

**BATHROOMS:** 2

**HEATING:** Forced hot air and central air by gas

**ELECTRICAL:** 200 Amps

**WATER HEATER:** Gas

**PETS:** No official policy in condominium documents, but currently there are pets on the premises.

**PARKING:** 1 deeded garage spot. Handicapped accessible parking spot is outside next to the building ramp.

**CONDO FEE:** \$170/mo includes master insurance, landscaping, and snow removal

**INCLUSIONS:** Refrigerator, washer, dryer, Gen 1 Nest System, window treatments, light fixtures

**DISCLOSURES:** Restriction on equity & re-sale apply and subject to annual monitoring by the City of Somerville. Review "Information Packet", which includes eligibility information and definitions, "How to Submit an Offer", and "Application". Refrigerator, stove/oven, microwave, and washer and dryer are original (*over 10 yrs old*). Washer/dryer is functional, but near the end of its life; the hot water fill valve in the washing machine sometimes leaks, causing it to slowly fill the water pan; seller leaving as gift to buyer. Furnace has excessive play in the draft inducer motor; This occasionally causes noise from the furnace but has not otherwise impeded heating or cooling functionality. Will require new inducer assembly—estimated cost \$600 (*service note on MLS*).

## HOME IMPROVEMENTS

### BUILDING /ASSOCIATION

- Added brick entryway (2017)
- Repaired decks/railings on upper floor units & ice/water-proofed; more roof (dormer) ice/waterproofing done (2014)
- Extensive renovations to interior common space flooring/ carpeting, painting, enclosing pipes, design upgrades (2013)
- Replaced lighting with all LED models (2013 hall ceilings & 2018 stairwells)
- Added shared custom garden boxes to common building patio (2013)
- Repair deck (2012)
- Repairs to garage door/beams/woodwork/drainage (2012)
- Added attic insulation (2012)
- Building-wide envelope study completed (2011) & subsequent extensive waterproofing/repairs/painting was done to exterior of building, including roof drainage; re-siding in places; installation of ice and water shield (2012)
- Repairs to railings/woodwork/trim (2011- 2012)
- Upgrades to front & back doors (2011-2012)

### PLANNED CONDO ASSOCIATION IMPROVEMENTS:

- Exterior painting (September 2018)
- Repair sealant on common deck (2018)

## HOME IMPROVEMENTS

### UNIT

- New garbage disposal (2018)
- Installed new fans in both bathrooms, Panasonic quiet-on motion and humidity sensor (2015)
- Custom closets in master and second bedroom (2013)
- Added custom cabinet with mirror door to alcove in master bedroom (2012)
- Added LED lighting fixture in kitchen (2012)
- Added tile on wall in kitchen (2011)
- Added tile on wall in hall bathroom (2011)

