

THREE TANNERY BROOK ROW, UNIT #1

somerville, massachusetts
sale price: \$588,000

CONTACT JAMES AT 617.594.2246 OR JAMES@DAVISSQUARELOFTS.COM

One of the largest spaces among the Davis Square Lofts community, Loft #1 sits directly on the minuteman trail bike path with a wall of southern facing windows that bring natural light in all day. This end unit has brick throughout as well as the exposed blue stone foundation wall. Large kitchen has tons of storage in the maple cabinets and an island with bar seating. Floorplan is almost completely open, allowing enough space for two large bedrooms or simply an expansive open loft layout. Ideal for artists or others with creative uses in mind.

unit stats:

SQUARE FEET	1,470
MONTHLY CONDO FEE	\$173
SALE PRICE/SQ. FT.	\$400
DEEDED PARKING	1, Lot
BATHROOM(S)	1 full



distinct unit features:

- CENTRAL HEAT AND AIR CONDITIONING
- EXPOSED METAL DUCT WORK THROUGHOUT
- KITCHEN WITH MAPLE CABINETS, ISLAND W/ BAR SEATING
- EXPOSED BRICK AND STONE WALLS THROUGHOUT
- EXPOSED WOOD BEAMS AND BRICK PIERS
- EXCLUSIVE OUTDOOR PATIO AREA AT ENTRY
- STACKABLE WASHER/DRYER
- DIRECT NATURAL LIGHT FROM SOUTHERN EXPOSURE
- COMPLETELY WIDE OPEN, FLEXIBLE LOFT LAYOUT
- FLEXIBLE PHONE, INTERNET AND CABLE PERIMETER WIRING
- FULLY SPRINKLERED BUILDING
- WATER PURIFICATION SYSTEM
- WIRED SECURITY ALARM SYSTEM
- MAPLE FLOORS THROUGHOUT, TILE IN BATH
- 1 DEEDED PARKING SPACE

davis square lofts
www.davissquarelofts.com



THREE TANNERY BROOK ROW, UNIT 12

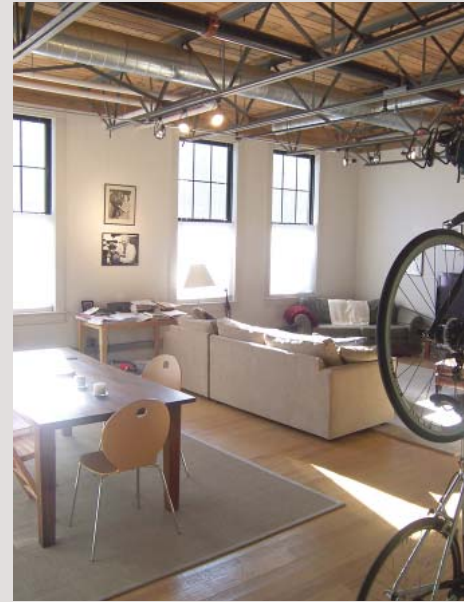
somerville, massachusetts
sale price: \$568,000

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A rare resale within the Davis Square Lofts community, located steps from the red line T and Somerville theater, and directly abutting the minuteman trail bike path. Loft #12 includes many custom build-outs, including a large his & hers bedroom closet, oversized kitchen pantry, and entry closet with sleeping loft above. Tall ceilings and huge southern facing windows bring in direct natural light. Large exclusive outdoor deck for outdoor dining. Open stainless steel commercial kitchen with wood & custom concrete floors.

unit stats:

SQUARE FEET	1,175
MONTHLY CONDO FEE	\$183
SALE PRICE/SQ. FT.	\$483
DEEDED PARKING	1, Lot
BATHROOM(S)	1 full



distinct unit features:

- CENTRAL HEAT AND AIR CONDITIONING
- EXPOSED METAL DUCT WORK THROUGHOUT
- STAINLESS STEEL COMMERCIAL KITCHEN WITH BAR SEATING
- LARGE KITCHEN PANTRY CLOSET
- ROLLING ISLAND AND STAINLESS STORAGE CHEST
- NATURAL LIGHT FROM SOUTHERN EXPOSURE
- LARGE EXCLUSIVE OUTDOOR DECK
- STACKABLE WASHER/DRYER
- OVERSIZED WINDOWS & HIGH CEILINGS
- FULL HEIGHT WINDOW SHADES, TOP DOWN - BOTTOM UP
- SLEEPING LOFT WITH INSET TWIN BED
- CUSTOM-BUILT CLOSET WITH CEDAR BOOKSHELVES
- FULLY SPRINKLERED BUILDING
- WOOD & CUSTOM CONCRETE FLOORS
- CUSTOM CORIAN BATH VANITY
- 1 DEEDED PARKING SPACE



THREE TANNERY BROOK ROW, UNIT 16

somerville, massachusetts
sale price: \$646,000

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A rare resale within the Davis Square Lofts community, located steps from the red line T and Somerville theater, and directly abutting the minuteman trail bike path. Loft #16 offers true loft living in a top floor unit, with huge windows, tall ceilings, treetop views & generous direct natural light all day. Private outdoor deck & stair. Open stainless steel commercial kitchen with wood & custom concrete floors. Floor plan is wide open, allowing enough space for 2 bedrooms or one wide open flexible loft layout.

unit stats:

SQUARE FEET	1,375
MONTHLY CONDO FEE	\$225
SALE PRICE/SQ. FT.	\$470
DEEDED PARKING	1, Lot
BATHROOM(S)	1 full



distinct unit features:

- CENTRAL HEAT AND AIR CONDITIONING
- EXPOSED METAL DUCT WORK THROUGHOUT
- STAINLESS STEEL COMMERCIAL KITCHEN WITH BAR SEATING
- END UNIT, WITH SOUTHERN AND WESTERN EXPOSURE
- EXCLUSIVE PRIVATE DECK AND STAIR
- STACKABLE WASHER/DRYER
- OVERSIZED WINDOWS & HIGH CEILINGS
- WIDE OPEN, FLEXIBLE LOFT LAYOUT
- FLEXIBLE PHONE, INTERNET AND CABLE PERIMETER WIRING
- FULLY SPRINKLERED BUILDING
- WOOD & CUSTOM CONCRETE FLOORS
- OPEN KITCHEN W/BAR SEATING
- CUSTOM CORIAN BATH VANITY
- 1 DEEDED PARKING SPACE
- DIRECT NATURAL LIGHT ALL DAY LONG
- SOUTHERN TREETOP VIEWS OF BIKE PATH

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