

**Main Entry****MLS # 73465773 - New
Condo - High-Rise****990 Mass Ave - Unit E80** List Price: **\$439,000****Arlington, MA 02476****Middlesex County**Unit Placement: **Upper, Top/Penthouse, Middle** Total Rooms: **3**Unit Level: **8** Bedrooms: **1**Grade School: Bathrooms: **1f 1h**

Middle School:

High School:

Outdoor Space Available: **Yes - Common**

Handicap Access/Features: Approx. Acres:

Directions: **Mass. Ave, between Walnut and Mt Vernon Streets**

Love it! The Kentwood, a sought-after elevator building offering easy, turnkey living in the heart of Arlington. This quiet, sun-filled 1BR, 1.5BA residence is ideally positioned on the 8th floor and offers 840SF thoughtfully designed living space with sweeping views. The open living and dining area is filled with natural light and opens through a glass slider to a private, enclosed balcony overlooking the association swimming pool—perfect for relaxing or entertaining. The fully appliance kitchen provides ample cabinetry and prep space, while a convenient half bath serves guests. The primary bedroom is a peaceful retreat with a walk-in closet and en-suite bath featuring a walk-in shower. Additional highlights include central air, garage parking, laundry facilities and private storage unit. Building amenities include a roof deck, community room, outdoor pool, professional management. Ideally located near shops, dining, the Bikeway, highways and public transportation. Offers Due 1/13

Property InformationApprox. Living Area Total: **840 SqFt (\$522.62/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Master Deed**Approx. Above Grade: **840 SqFt** Approx. Below Grade: Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Heat Pump, Electric, Unit Control**Cool Zones: **1 Heat Pump**Parking Spaces: **0**Garage Spaces: **1 Under, Garage Door Opener, Heated, Assigned**Disclosures: **Carpeting needs replacement throughout. Common Laundry on Same Floor-no in unit allowed.****Complex & Association Information**Complex Name: **The Kentwood** Units in Complex: **64** Units Owner Occupied: **54** Source: Complete: ManagementAssociation: **Yes** Fee: **\$517.06 Monthly**Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom, Refuse Removal, Reserve Funds, Management Fee**Special Assessments: **Yes - \$300,000 - \$300,000 Bldg. Rear Masonry & Garage/Parking Sealing Project Supplemental Fee - All special assessment charges to be paid by seller at closing.****Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	12X26	Flooring - Wall to Wall Carpet, Balcony - Exterior, Open Floor Plan, Flooring - Concrete
Dining Room:	1		-
Kitchen:	1	7X12	Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook
Main Bedroom:	1	11X16	Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Flooring - Concrete
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Tiled With Shower Stall

FeaturesArea Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station**Appliances: **Range, Refrigerator**Association Pool: **Yes Inground**Assoc. Security: **Intercom****Other Property Info**Elevator: **Yes**Disclosure Declaration: **No**

Exclusions:

Facing Direction: **South**Lead Paint: **Unknown**UFFI: **Warranty Features: No**

Basement: **Yes**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Brick, Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Balcony**
Flooring: **Tile, Luxury Vinyl Plank / LVP, Wall to Wall Carpet**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **No**
Restrictions: **Rentals, Smoking - In Common Areas, Smoking - In Units**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Sewage District: **MWRA**
Utility Connections: **for Electric Range, for Electric Oven**
Waterfront: **No**
Water View: **No**

Year Built/Converted: **1972**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$402,000**
Tax: **\$4,330** Tax Year: **2025**
Book: **45835** Page: **85**
Cert:
Zoning Code: **R7**
Map: **127.A** Block: **0002** Lot: **0580**

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