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## **Posh pads in Porter Square**

**Paul Restuccia** Friday, August 05, 2016



The attached townhouse at The Rand Condo in Porter Square in Cambridge. Rendering courtesy of Charlesgate Realty Group

A new 20-unit condo complex in Cambridge's Porter Square is two months from completion, but most of its one- and two-bedroom units already are sold.

The Rand, located at 1975 Mass. Ave., is named after the family whose former 2-acre estate became the site of the Porter Square shopping center two blocks away in the 1950s. The condo complex is on the site of a former commercial block, including a stationery store.

"Cambridge has almost zero new-construction condos," says Rand sales agent P.T. Vineburgh of Charlesgate Realty. "Because of the shortage of inventory, there's a pent-up demand, and we have sold almost everything within a month."

There are two one-bedroom condos still available, as well as an attached townhouse that sits at the rear of the building along Allen Street. The three-level, 1,800-square-foot townhouse, with two parking spaces, a private roof deck and backyard, is on the market for \$1.5 million.

The main building, with 19 condos, has a ground-level garage out back, where deeded parking spaces go for \$50,000 each. Atop this garage will be a common roof deck.

The four-story building has an exterior of brick and metal-paneled bay window bumpouts, which offer views over Cambridge and Boston from many of the condos. Corner units feature two walls of windows.

We took a look at staged model unit 402, one of the still available one-bedroom condos that's on the market for \$650,000. The 680-square-foot condo has an open kitchen/living/dining area with engineered red oak hardwood floors and tall windows.

The recessed-lit kitchen has European-style truffle cabinets, white quartz countertops with white glass-mosaic tile backsplashes and a quartz-topped island with pendant lighting. There's a full array of Jenn-Air appliances, including a gas stove, refrigerator, dishwasher and built-in microwave.

The master bedroom features a bumpout bay window, and there's a closet with built-in shelving. The bathroom has porcelain tile floors, a tub/shower with white tile walls and a quartz-topped wood vanity.

Outside the bathroom sits a closet holding a full-size stacked Whirlpool washer and dryer. The condo also has a Nest learning thermostat. Monthly condo fees are 50 cents per square foot.

Also available is unit 204, a 741-square-foot one-bedroom with a private deck selling for \$650,000.

The Rand is just two blocks from the Porter Square Red Line T station.

“Besides the new construction, the big draw here is the building's location in the heart of Porter Square with easy access to the T,” Vineburgh said.







