

The Boston Herald

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.







