


**MLS # 72943850 - New
Condo - Attached**
**176 Swanson Rd - Unit 301
Boxborough, MA 01719-1317
Middlesex County**
List Price: **\$200,000**Unit Placement: **Below Grade, Corner, Front** Total Rooms: **5**Unit Level: **1**Bedrooms: **2**Grade School: **Shaker Lane**Bathrooms: **1f 0h**Middle School: **Littleton Middl**Master Bath: **No**High School: **Acton-Boxboroug**Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features: **No**Directions: **On MA Ave., take right to Swanson Rd., left on MA-111 S, take left and destination on the left.**
Remarks

You will remember this as your lucky day because you found your dream home. Located in a quiet condominium complex in the Harvard Ridge neighborhood, you will see how easy & pleasant life can be by enjoying the free time you will get from the maintenance-free lifestyle. Imagine not having to worry about mowing the lawn, cleaning the snow, or security matters. Dream on into this recently renovated unit w/ granite countertops, white cabinetry, freshly painted walls, and vinyl floors. This garden-style unit offers a cozy living room, a beautiful kitchen area, 2 spacious bedrooms, and a full bathroom w/ a bathtub. Want more? The unit includes all stainless steel appliances, 2 designated parking spaces, and the laundry is conveniently located adjacent to the condo. You will be surrounded by the country lifestyle at its best, having picnics, enjoying walks, and biking. A must-see to truly appreciate its value. This once-in-a-lifetime opportunity is now awaiting you! Buyer/agent to verify.

Property Information
Approx. Living Area: **782 Sq. Ft. (\$255.75/Sq. Approx. Acres: Ft.)**Garage Spaces: **0**

Living Area Includes:

Heat Zones: **3 Electric, Individual**Parking Spaces: **2 Off-Street, Common, Paved Driveway**Living Area Source: **Public Record**Cool Zones: **2 Units**Levels in Unit: **1**

Living Area Disclosures:

Disclosures:

Complex & Association Information
Complex Name: **Harvard Ridge Condominiums**Units in Complex: **176 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$346 Monthly**Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Reserve Funds**Special Assessments: **Unknown**
Room Levels, Dimensions and Features

Room	Level	Size	Features
Kitchen:	1	7'X18'7"	Closet, Flooring - Laminate, Countertops - Stone/Granite/Solid, Main Level, Stainless Steel Appliances
Bedroom 2:	1	13'7"X11'3"	Closet, Flooring - Laminate, Main Level
Bedroom 3:	1	13'6"X11'11"	Closet, Flooring - Laminate, Main Level
Bath 1:	1	7'4"X5'	Bathroom - With Tub, Flooring - Laminate, Main Level
Living/Dining Rm Combo:	1	18'X13'	Flooring - Laminate, Main Level

Features
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**Appliances: **Range, Dishwasher, Refrigerator**Association Pool: **No**Assoc. Security: **Other (See Remarks)**Basement: **No**Beach: **Yes Lake/Pond**Beach Ownership: **Public**Construction: **Frame**Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans**Electric Features: **110 Volts**Energy Features: **Insulated Windows**Exterior: **Brick, Stucco**Exterior Features: **Screens, Gutters, Professional Landscaping**Flooring: **Laminate**Hot Water: **Electric, Tank**Insulation Features: **Unknown**Interior Features: **Cable Available, Intercom**Management: **Professional - Off Site**Pets Allowed: **Yes w/ Restrictions Cats Only**Restrictions: **Smoking - In Common Areas**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**Water Utilities: **City/Town Water**
Other Property Info
Adult Community: **No**Elevator: **No**Disclosure Declaration: **No**

Exclusions:

Laundry Features: **Common, In Building**Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1970**Year Built Source: **Public Record**Year Built Desc: **Approximate**Year Round: **Yes**Short Sale w/Lndr. App. Req: **No**Lender Owned: **No**
Tax Information
Pin #: **M:07 B:004 L:301**Assessed: **\$123,800**Tax: **\$2,070** Tax Year: **2020**Book: **72614** Page: **50**Cert: **00000064147**Zoning Code: **R**

Map: Block: Lot:

Compensation
Sub-Agent: **Not Offered** Buyer Agent: **2.00%**Facilitator: **2.00%**

Utility Connections: **for Electric Range, for Electric Oven**
 Waterfront: **No**
 Water View: **No**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty**  **(508) 534-7200**

Listing Agent: **Team Dream Homes & Estates (508) 534-9638**

Team Member(s): **Mariana Costa (508) 292-6420**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Appointment Required, Email List Agent, Other (See Special Showing Instructions)**

Showing: Facilitator: **Appointment Required, Email List Agent, Other (See Special Showing Instructions)**

Special Showing Instructions: **Email realestate@idreaminternational.com. Text Lorena 774-205-3624 for appointments/showing requests**

Firm Remarks

OH on Feb 19th, from 10 AM - 2 PM. All offers to be submitted by Monday, Feb 21st, at 5 pm. The seller reserve the right to accept an offer at any time. EMAIL offers to realestate@idreaminternational.com. Text Lorena 774-205-3624 w/ questions, appointments/showing requests. COVID-19 guidelines apply

Market Information

Listing Date: **2/17/2022**

Listing Market Time: MLS# has been on for **0** day(s)

Days on Market: Property has been on the market for a total of **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Expiration Date: **8/8/2022**

Cash Paid for Upgrades:

Original Price: **\$200,000**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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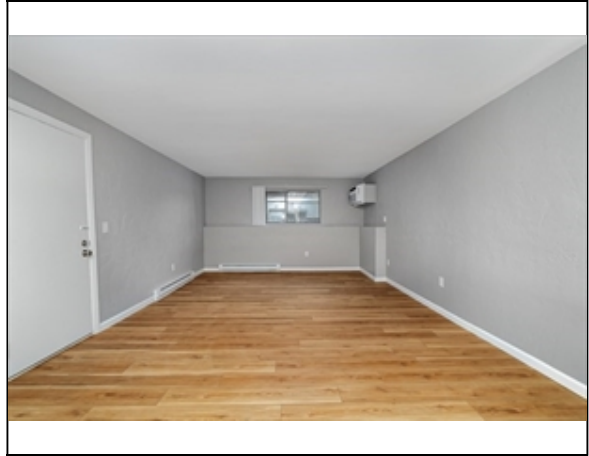
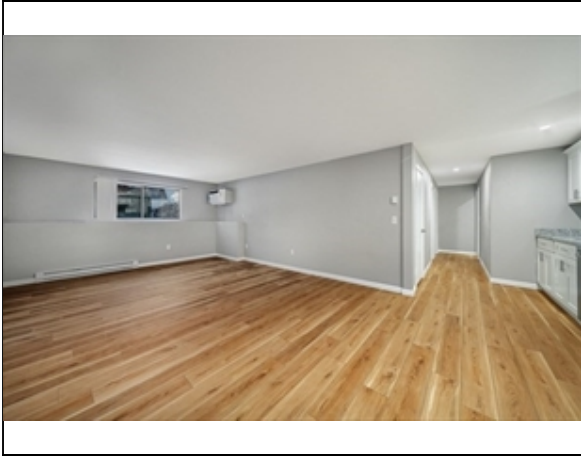
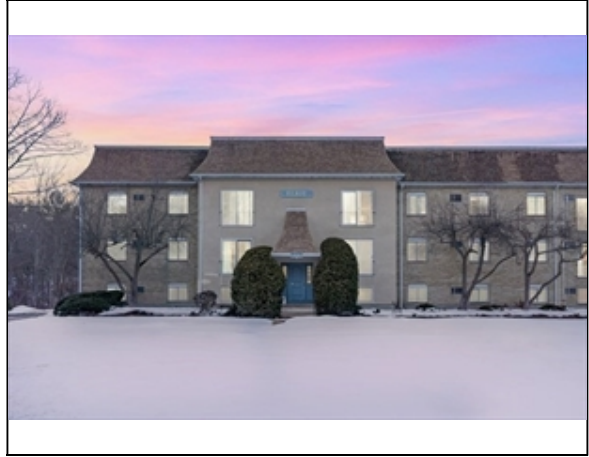
Market History for 176 Swanson Rd U:301, Boxborough, MA 01719-1317

MLS #	Date			DOM	DTO	Price
72943850	2/17/2022	Listed for \$200,000	Team Dream Homes & Estates	0		\$200,000
Market History for Keller Williams Realty (A95627)				0		
Market History for this property				0		

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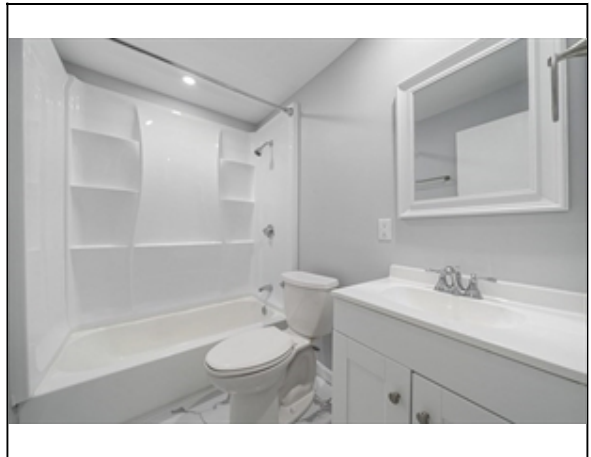
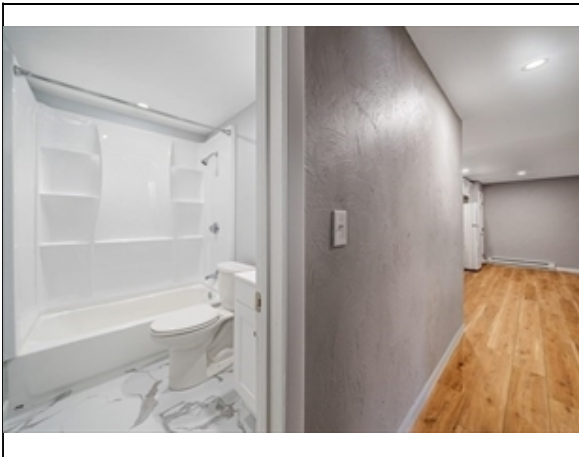
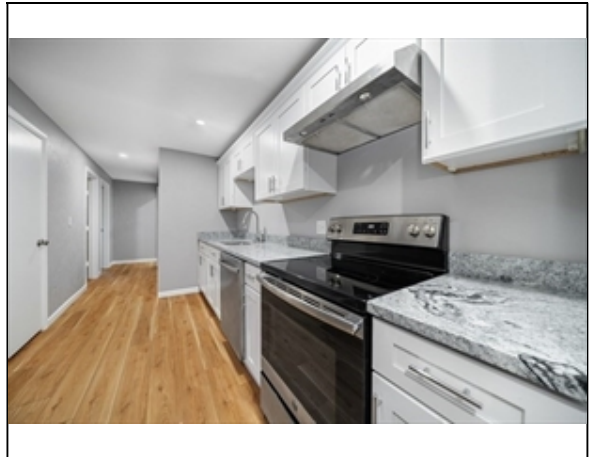
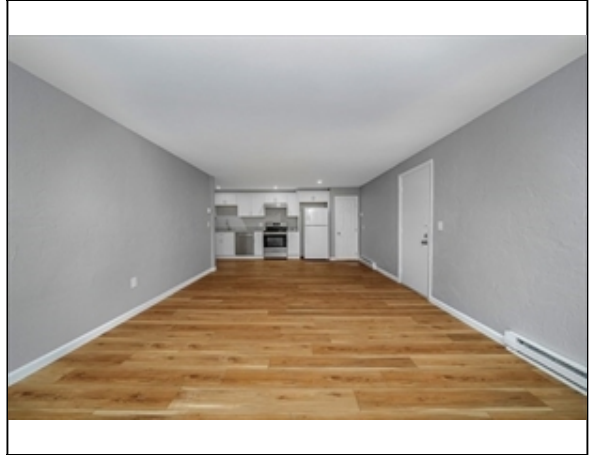
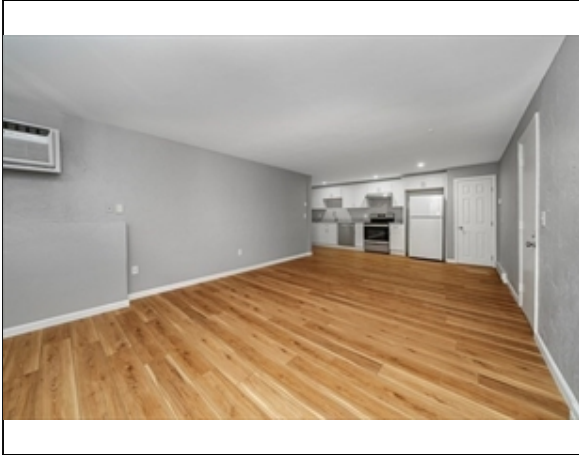
Condominium - Condo
List Price: \$200,000



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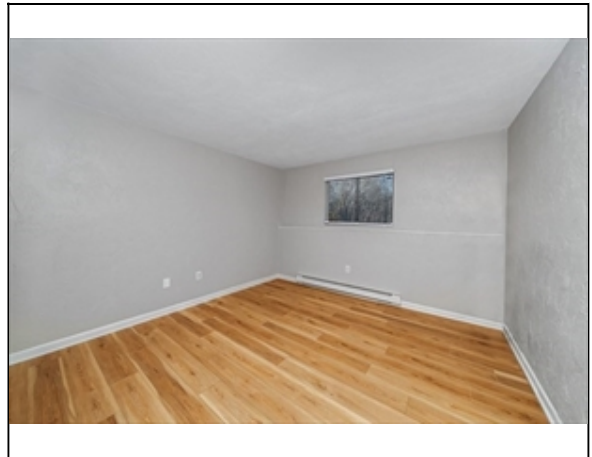
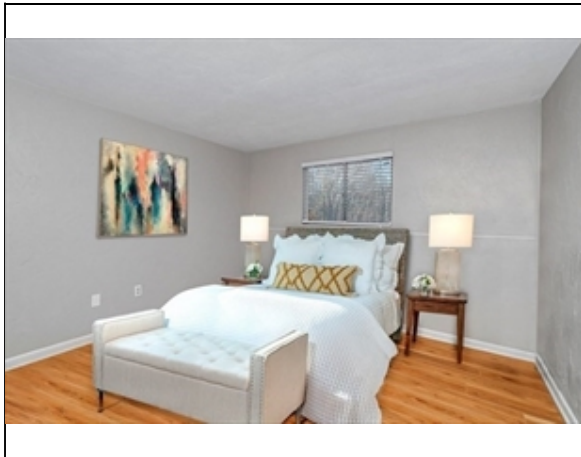
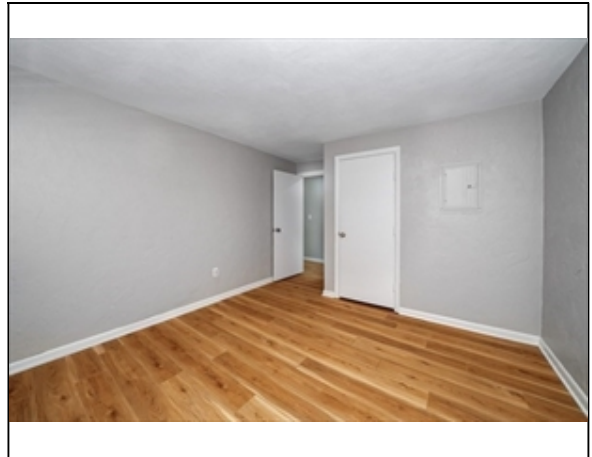
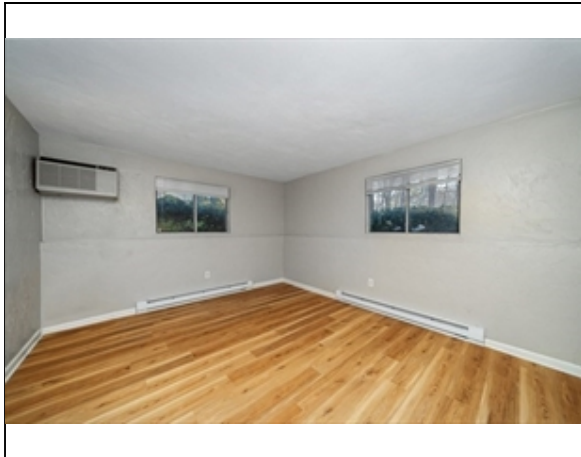
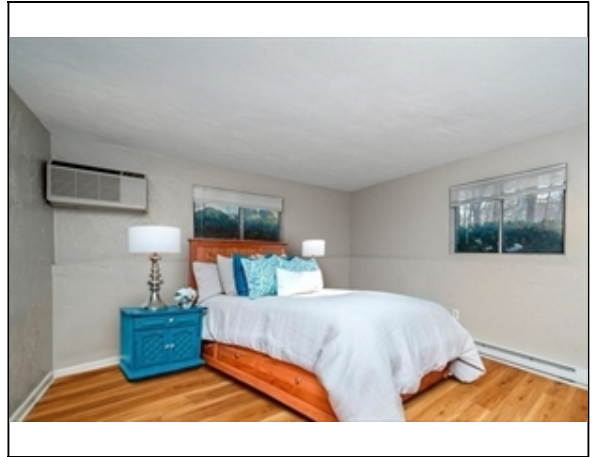
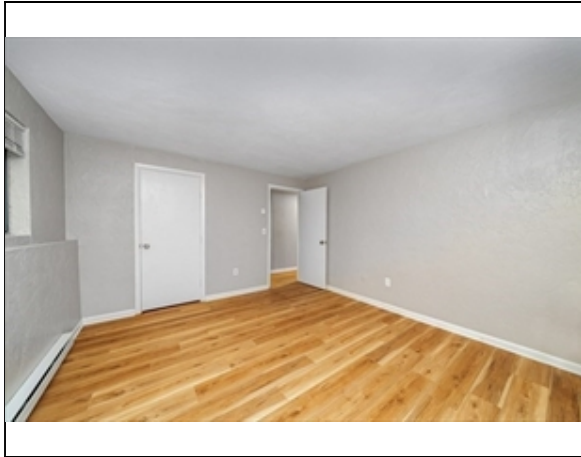
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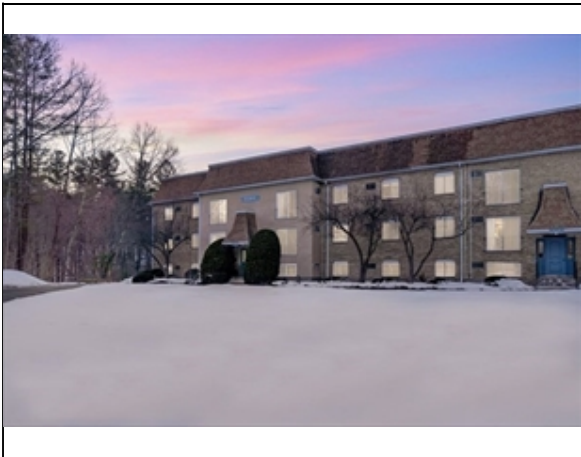
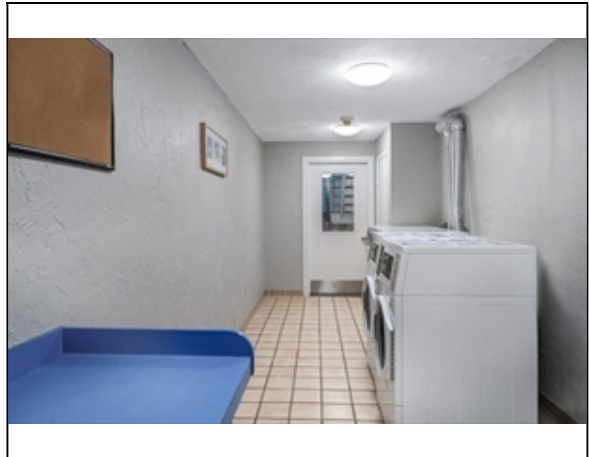
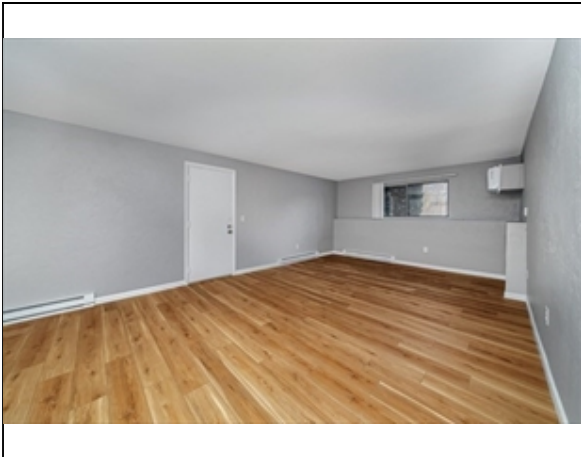
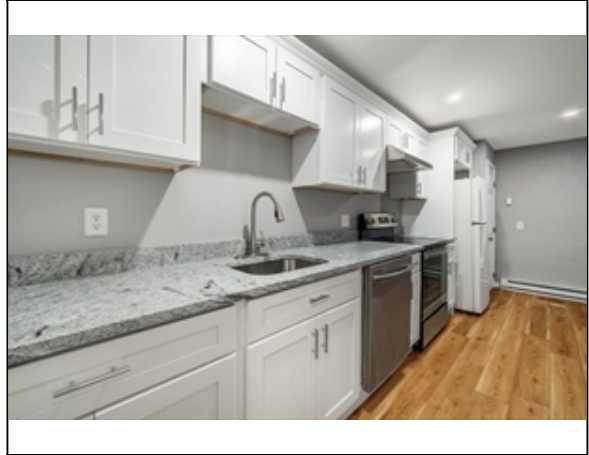
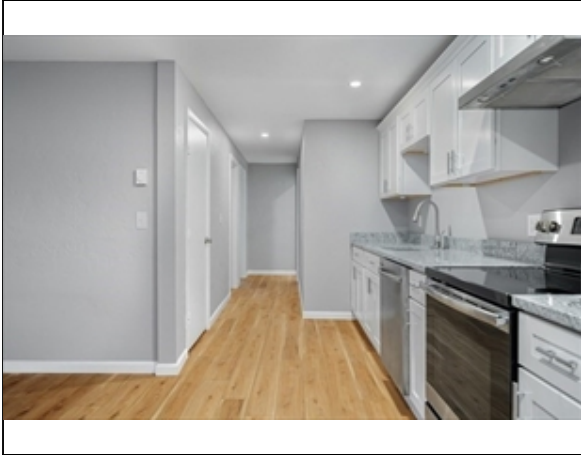
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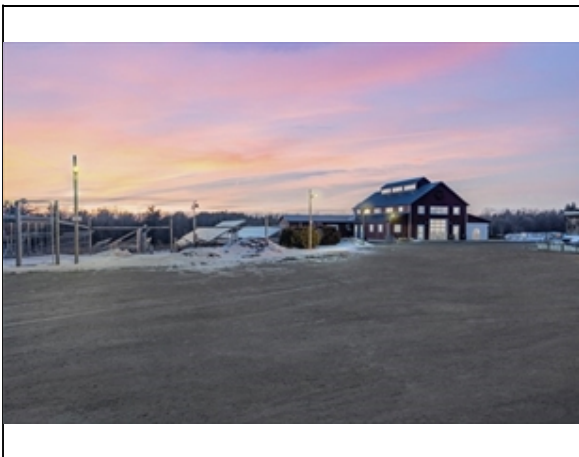
Condominium - Condo
List Price: \$200,000



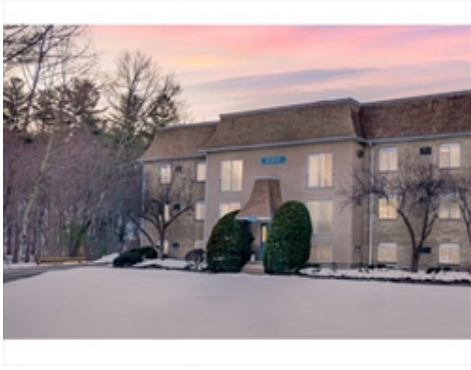
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List Price: **\$200,000**Unit Placement: **Below Grade, Corner, Front** Total Rooms: **5**Unit Level: **1**Bedrooms: **2**Grade School: **Shaker Lane**Bathrooms: **1f 0h**Middle School: **Littleton Middl**Master Bath: **No**High School: **Acton-Boxboroug**Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features: **No**Directions: **On MA Ave., take right to Swanson Rd., left on MA-111 S, take left and destination on the left.**
Remarks

You will remember this as your lucky day because you found your dream home. Located in a quiet condominium complex in the Harvard Ridge neighborhood, you will see how easy & pleasant life can be by enjoying the free time you will get from the maintenance-free lifestyle. Imagine not having to worry about mowing the lawn, cleaning the snow, or security matters. Dream on into this recently renovated unit w/ granite countertops, white cabinetry, freshly painted walls, and vinyl floors. This garden-style unit offers a cozy living room, a beautiful kitchen area, 2 spacious bedrooms, and a full bathroom w/ a bathtub. Want more? The unit includes all stainless steel appliances, 2 designated parking spaces, and the laundry is conveniently located adjacent to the condo. You will be surrounded by the country lifestyle at its best, having picnics, enjoying walks, and biking. A must-see to truly appreciate its value. This once-in-a-lifetime opportunity is now awaiting you! Buyer/agent to verify.

Property Information
Approx. Living Area: **782 Sq. Ft. (\$255.75/Sq. Ft.)** Approx. Acres:Garage Spaces: **0**

Living Area Includes:

Heat Zones: **3 Electric, Individual**Parking Spaces: **2 Off-Street, Common, Paved Driveway**Living Area Source: **Public Record**Cool Zones: **2 Units**Levels in Unit: **1**

Living Area Disclosures:

Disclosures:

Complex & Association Information
Complex Name: **Harvard Ridge Condominiums**Units in Complex: **176** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$346 Monthly**Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Reserve Funds**Special Assessments: **Unknown**
Room Levels, Dimensions and Features

Room	Level	Size	Features
Kitchen:	1	7'X18'7"	Closet, Flooring - Laminate, Countertops - Stone/Granite/Solid, Main Level, Stainless Steel Appliances
Bedroom 2:	1	13'7"X11'3"	Closet, Flooring - Laminate, Main Level
Bedroom 3:	1	13'6"X11'11"	Closet, Flooring - Laminate, Main Level
Bath 1:	1	7'4"X5'	Bathroom - With Tub, Flooring - Laminate, Main Level
Living/Dining Rm Combo:	1	18'X13'	Flooring - Laminate, Main Level

Features
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**Appliances: **Range, Dishwasher, Refrigerator**Association Pool: **No**Assoc. Security: **Other (See Remarks)**Basement: **No**Beach: **Yes Lake/Pond**Beach Ownership: **Public**Construction: **Frame**Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans**Electric Features: **110 Volts**Energy Features: **Insulated Windows**Exterior: **Brick, Stucco**Exterior Features: **Screens, Gutters, Professional Landscaping**Flooring: **Laminate**Hot Water: **Electric, Tank**Insulation Features: **Unknown**Interior Features: **Cable Available, Intercom**Management: **Professional - Off Site**Pets Allowed: **Yes w/ Restrictions Cats Only**Restrictions: **Smoking - In Common Areas**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**Water Utilities: **City/Town Water**
Other Property Info
Adult Community: **No**Elevator: **No**Disclosure Declaration: **No**

Exclusions:

Laundry Features: **Common, In Building**Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1970**Year Built Source: **Public Record**Year Built Desc: **Approximate**Year Round: **Yes**Short Sale w/Lndr. App. Req: **No**Lender Owned: **No**
Tax Information
Pin #: **M:07 B:004 L:301**Assessed: **\$123,800**Tax: **\$2,070** Tax Year: **2020**Book: **72614** Page: **50**Cert: **00000064147**Zoning Code: **R**

Map: Block: Lot:

Compensation
Sub-Agent: **Not Offered** Buyer Agent: **2.00%**Facilitator: **2.00%**

Utility Connections: **for Electric Range, for Electric Oven**

Compensation Based On: **Net Sale Price**

Waterfront: **No**

Water View: **No**

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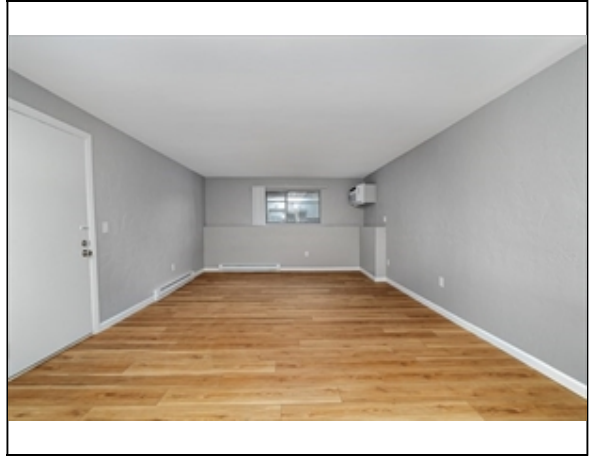
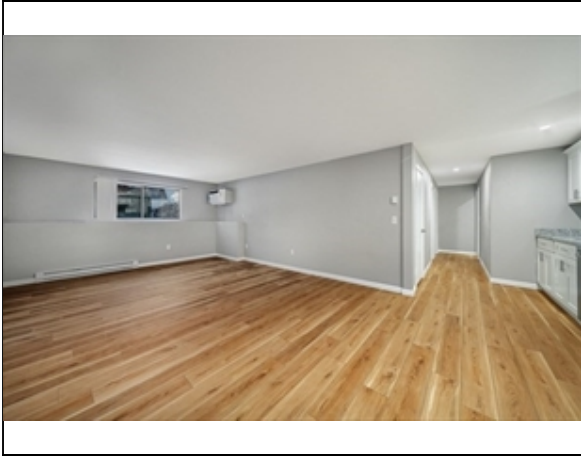
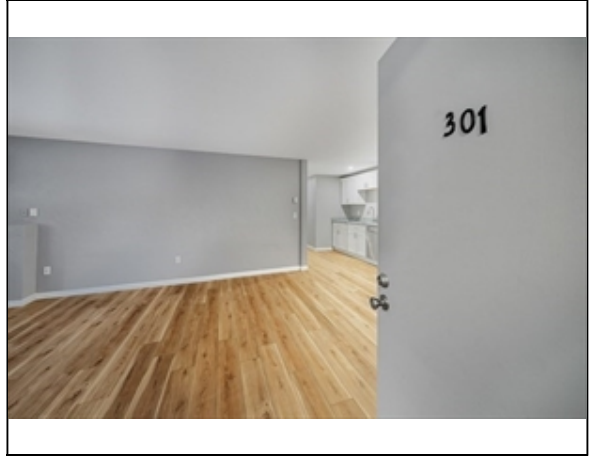
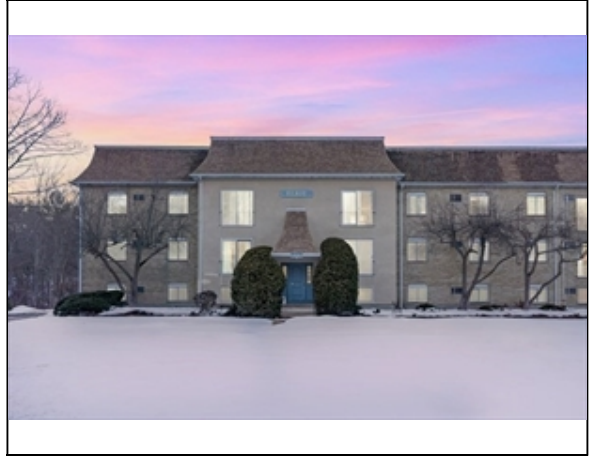
Market History for 176 Swanson Rd U:301, Boxborough, MA 01719-1317

MLS #	Date		DOM	DTO	Price
72943850	2/17/2022	Listed for \$200,000	0		\$200,000
Market History for Office Id: A95627			0		
Market History for this property			0		

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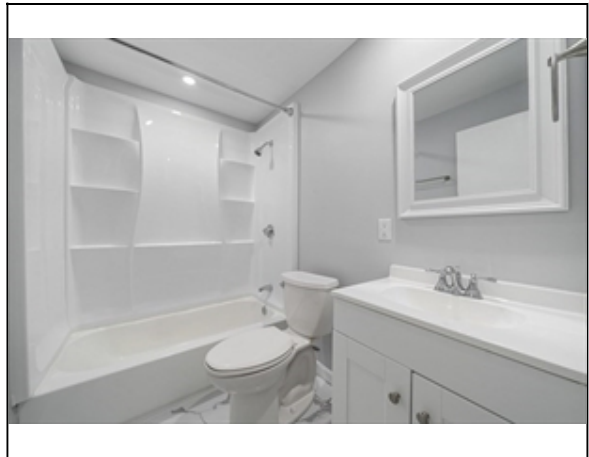
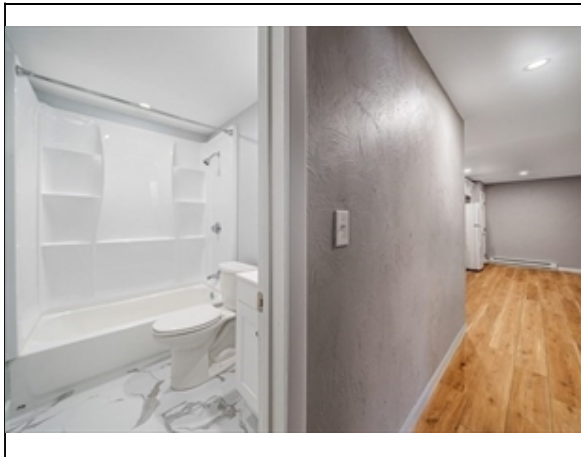
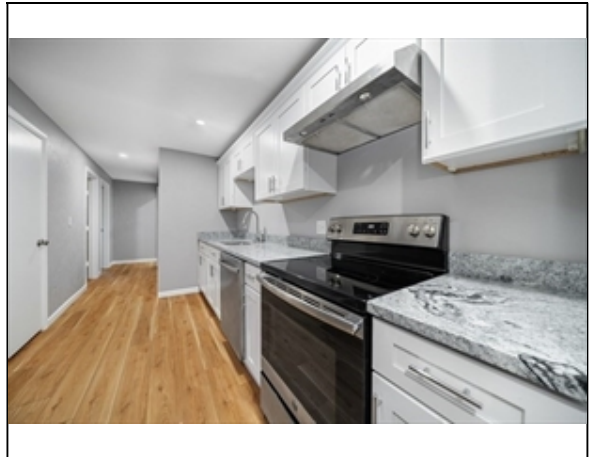
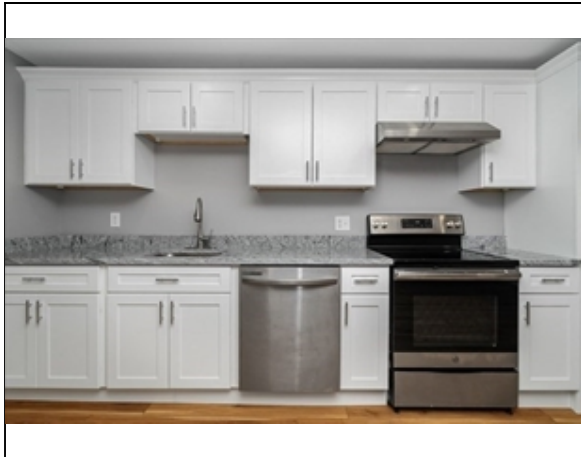
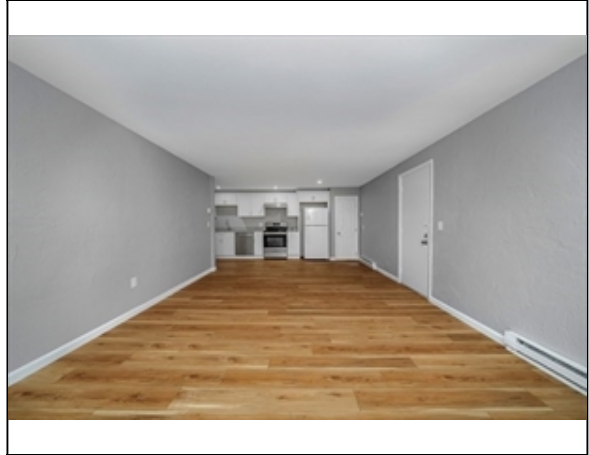
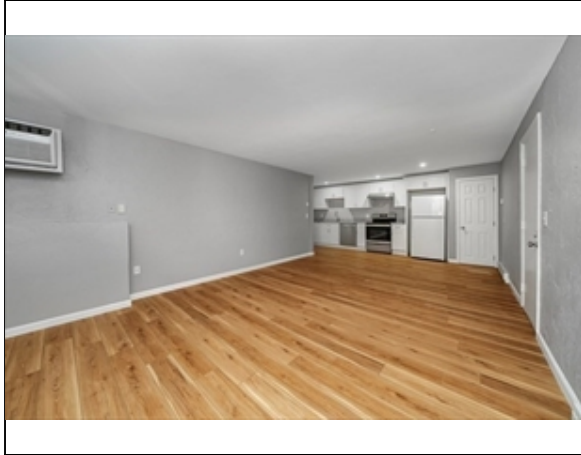
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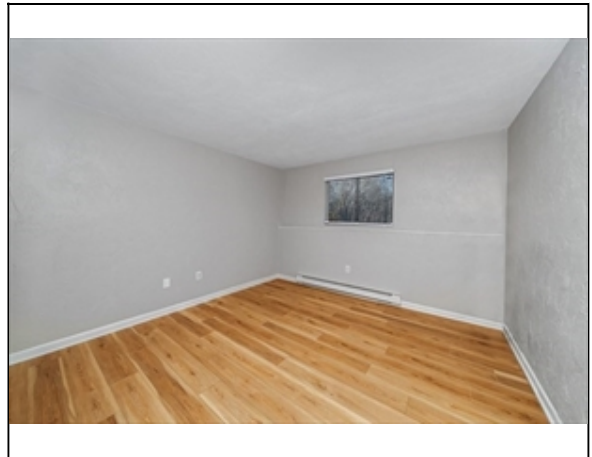
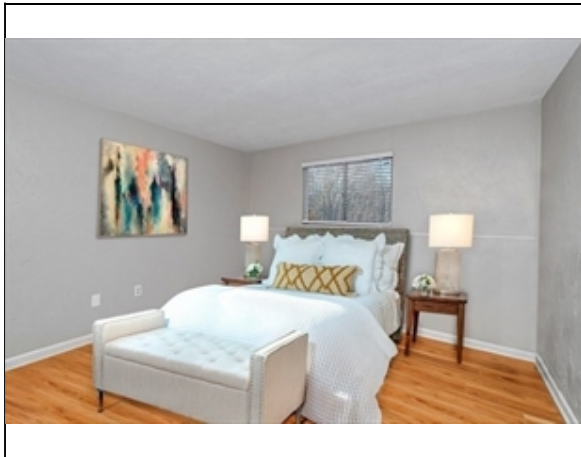
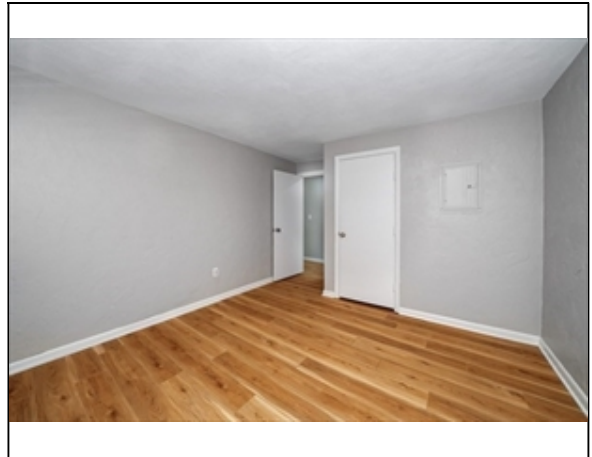
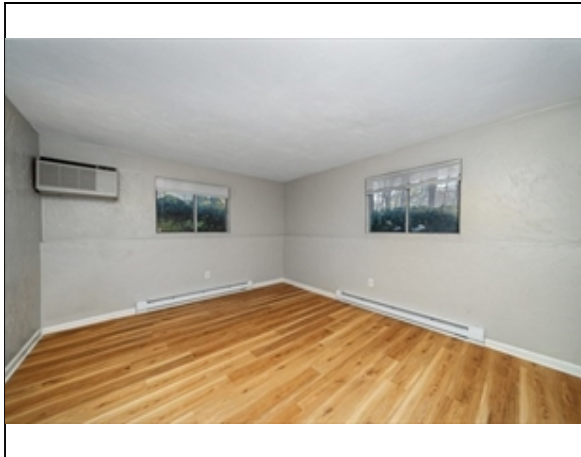
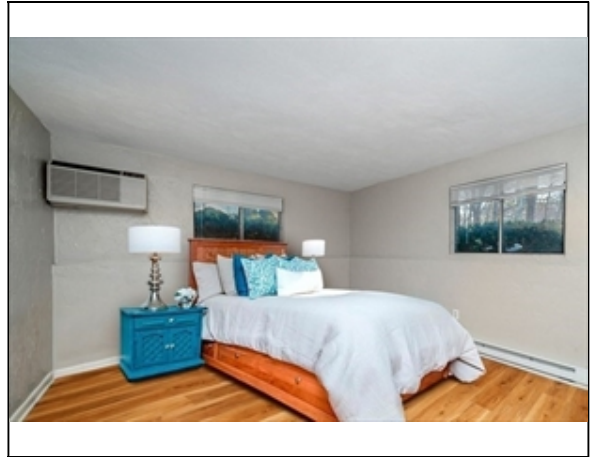
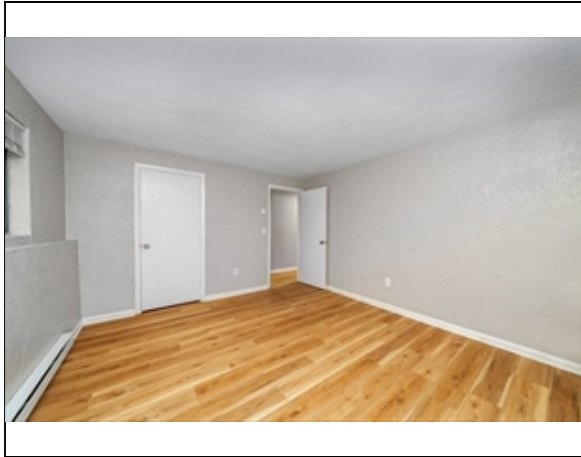
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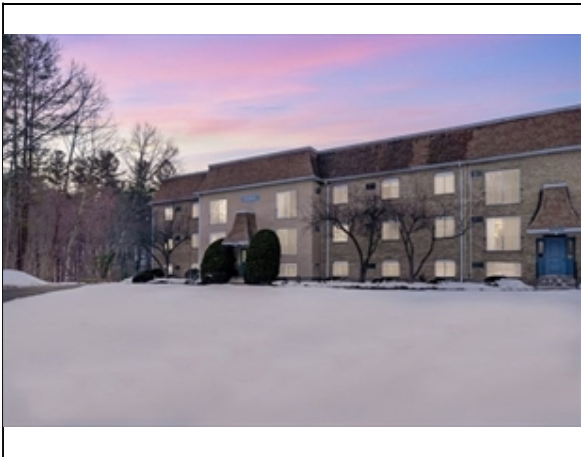
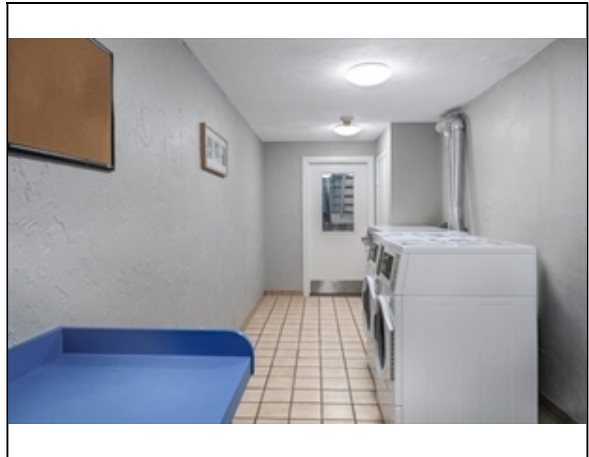
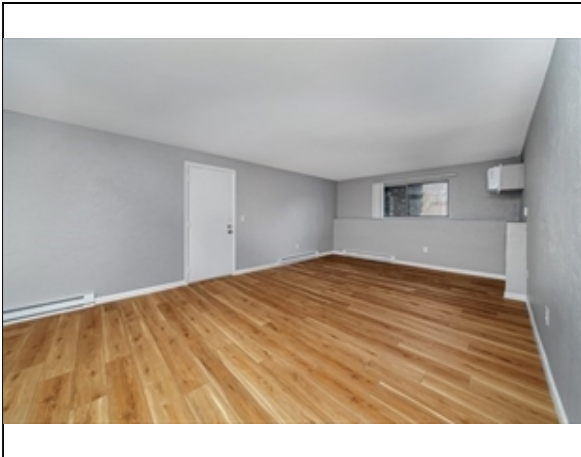
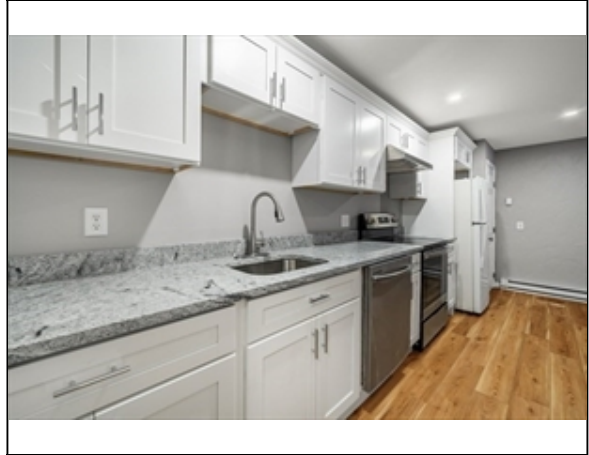
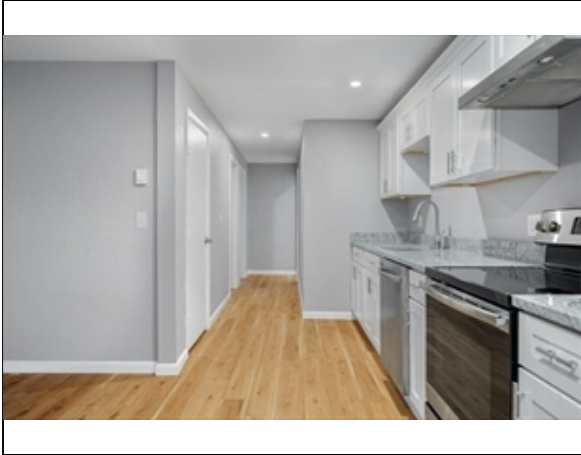
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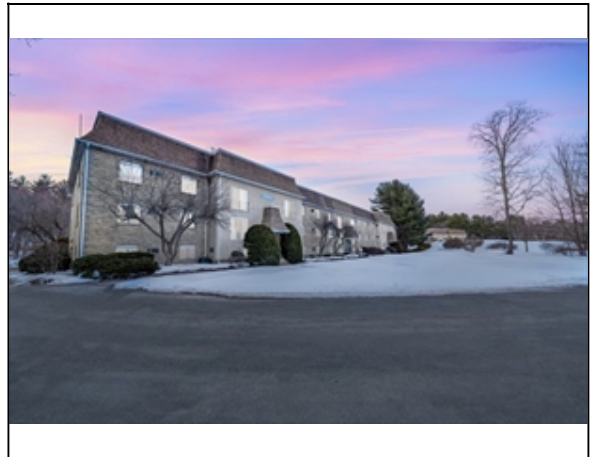
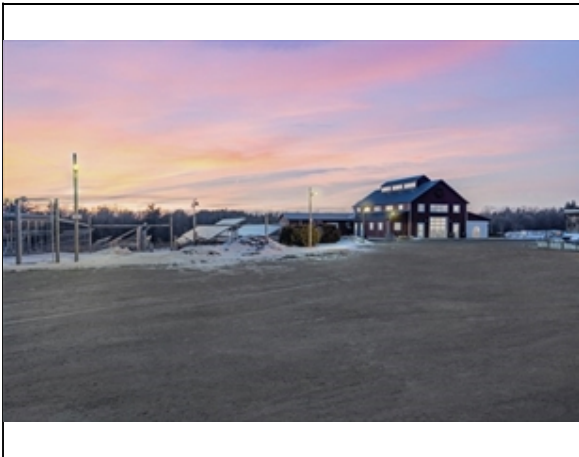
Condominium - Condo
List Price: \$200,000



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