

**MLS # 71903656 - New  
Condo - Townhouse**



**113 Brigham Street - Unit 1D  
Hudson, MA 01749-2602  
Middlesex County**

List Price: **\$223,900**

Unit Placement: **Middle**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Avail: **Yes - Common**  
Handicap Access/Features:  
Directions: **Rt 85 to Brigham - complex on right after Assabet Village**

Total Rooms: **6**  
Bedrooms: **2**  
Bathrooms: **1f 2h**  
Master Bath: **Yes**  
Fireplaces: **0**

**Remarks**

**Another stunner townhouse in Valley Park and quite possibly just what you have been waiting for! Unit 1D features an updated Kitchen with Cherry cabinets and all appliances stay. In 2010 the Furnace / Air Conditioning was replaced and in 2012 the unit had all new Aluminum windows installed with vinyl double pane. Two adequate bedrooms, a master bath and second floor 1/2 bath for your children / guests. The basement has been nicely finished with bright white painted wood finish detail and a built-in console for entertainment purposes or home office. The flooring throughout this unit is a modern wood laminate / vinyl super clean and in great condition. Brand new carpet installed on basement stairs ascending to the first floor. In-ground Pool. Great location close to 290 / 495. Quick close possible. First showings at Open House, Sunday, September 20 - 12PM-3PM - all offers will be presented on Tuesday eve.**

**Property Information**

Approx. Living Area: <b>1140 sq. ft. (\$196.40/sq. ft.)</b>	Approx. Acres: <b>0</b>	Garage Spaces: <b>1 Attached, Under</b>
Living Area Includes:	Heat Zones: <b>Central Heat, Forced Air, Gas, Individual, Unit Control</b>	Parking Spaces: <b>3 Off-Street, Paved Driveway</b>
Living Area Source: <b>Field Card</b>	Cool Zones: <b>Central Air</b>	Levels in Unit: <b>3</b>
Living Area Disclosures: <b>Does not include finished area in basement. All measurements approximate. Buyer agent to verify.</b>		
Disclosures:		

**Complex & Association Information**

Complex Name:	Units in Complex: <b>29</b> Complete: <b>Yes</b>	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$291 Monthly</b>		
Assoc. Fee Incls: <b>Water, Sewer, Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal</b>		
Special Assessments: <b>Yes - \$268 - A few months left on the snow removal assessment from last year @ \$67/mo</b>		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>20x14</b>	<b>Bathroom - Half, Closet, Flooring - Laminate, Cable Hookup, Open Floor Plan</b>
Dining Room:	<b>1</b>	<b>10x13</b>	<b>Ceiling Fan(s), Flooring - Vinyl, Balcony / Deck, Slider</b>
Kitchen:	<b>1</b>	<b>10x8</b>	<b>Flooring - Vinyl, Cabinets - Upgraded, Remodeled</b>
Master Bedroom:	<b>2</b>	<b>11x15</b>	<b>Closet, Flooring - Laminate</b>
Bedroom 2:	<b>2</b>	<b>11x12</b>	<b>Closet, Flooring - Laminate</b>
Laundry:	<b>B</b>		<b>Dryer Hookup - Gas</b>
Bonus Room:	<b>B</b>		<b>Flooring - Vinyl, Remodeled</b>

**Features**

Area Amenities: **Shopping, Swimming Pool, Park, Bike Path, Highway Access, House of Worship**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Association Pool: **Yes Inground**  
Basement: **Yes, Full, Partially Finished, Walk Out, Interior Access, Garage Access**  
Beach: **Yes Lake/Pond**  
Beach - Miles to: **Unknown**  
Construction: **Frame**  
Electric Features: **100 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Clapboard**  
Exterior Features: **Porch, Balcony**  
Flooring: **Tile, Vinyl / VTC, Wood Laminate**  
Hot Water: **Natural Gas, Tank**  
Insulation Features: **Unknown**  
Interior Features: **Cable Available**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions -Small Dogs (Under 25 lbs)**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range**  
Waterfront: **No**  
Water View: **No, --**

**Other Property Info**

Adult Community: **No**  
Elevator: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Green Certified: **Unknown**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features: **No**  
Year Built/Converted: **1981/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr.App.Reg: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$180,300**  
Tax: **\$3113.78** Tax Year: **2015**  
Book: **26367** Page: **414**  
Cert:  
Zoning Code: **res**  
Map: **0063** Block: **0000** Lot: **0551**

**Office/Agent Information**

Listing Office: **Premier Real Estate, LLC** (508) 278-5390  
Listing Agent: **Patti Duggan Kane** (508) 736-5083  
Team Member:  
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: **Other (See Special Showing Instructions)**  
Showing: Facilitator: --  
Special Showing Instructions: **First showings at open house - Sept 20, 12PM - 3PM - all offers presented Tuesday evening.**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **0**  
Compensation Based On: **Net Sale Price**

**Firm Remarks**

**First showings at open house - Sept 20, 12PM - 3PM - all offers presented Tuesday evening. Visit the following link for guided video tour, photos, etc: <http://www.premierrealestate.com/property/71903656>**

**Market Information**

Listing Date: <b>9/14/2015</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>0</b> day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$223,900</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	