

Premeer Real Estate

MLS # 71811894 - New

Condo - Townhouse

218 Maple Brook Rd - Unit 218

List Price: **\$214,900**

Bellingham, MA 02019-1694

Norfolk County

Unit Placement: **Middle**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes - Common**

Handicap Access/Features:

Directions: **Rt. 140 to Blackstone St OR S. Maple Street to Maple Brook - Minutes to Rt. 495, MA PIKE, 95 or 146!**



Remarks

DOG & PET FRIENDLY TOWNHOUSE W/WOODED VIEW! Your chance to live in a 'pet friendly' complex in this 2 bed, 1.5 bath townhouse with LOADS of updates! Enjoy your new granite countertops in the kitchen, hardwood floors in hallway and dining room along with 2nd floor laundry, finished family/playroom in lower level. Two large beds on the 2nd floor with LOTS of closet space! The best part... you're only one of a few units in the whole complex with a wooded/lawn view out your back slider! Perfect for kids and doggies! Don't wait... ask your REALTOR for video guided tour link to see for yourself!

Property Information

Approx. Living Area: **1605 sq. ft. (\$133.89/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**
Living Area Includes: **Finished Basement** Heat Zones: **Forced Air, Heat Pump, Electric** Parking Spaces: **2 Off-Street**
Living Area Source: **Field Card** Cool Zones: **Central Air** Levels in Unit: **2**
Living Area Disclosures: **Includes roughly 321 sqft of lower level family/play room**
Disclosures: **Shared Septic System for each building (part of condo fees).**

Complex & Association Information

Complex Name: **Maple Brook Condominiums** Units in Complex: **97** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$300 Monthly** Fee Includes: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Closet, Flooring - Wall to Wall Carpet
Kitchen:	1		Skylight, Flooring - Laminate, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	1		Bathroom - Half
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Workshop:	B		Exterior Access

Features

Appliances: **Range, Dishwasher, Refrigerator**
Association Pool: **No**
Basement: **Yes , Full, Partially Finished, Interior Access, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric Features: **Circuit Breakers, 200 Amps**
Exterior: **Wood**
Exterior Features: **Porch, Deck**
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**
Hot Water: **Electric, Tank**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer are negotiable**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1985/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Water Utilities: **City/Town Water**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No, --**

TAX INFORMATION

Pin #: **M:0051 B:0001 L:0037**
Assessed: **\$179,800**
Tax: **\$2562** Tax Year: **2015**
Book: **23576** Page: **35**
Cert: **123610**
Zoning Code: **AGR**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate LLC** (401) 274-6200
Listing Agent: **Chris Whitten** (401) 527-1004
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: **Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**
Showing: Facilitator: **Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**
Special Showing Instructions: **24 Hours - Please book showings ONLY at following link: www.premeerrealstate.com/property/71811894**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2% NS**
Facilitator: **1% NS**
Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealstate.com/property/71811894>

Market Information

Listing Date: **4/6/2015**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date: **7/6/2015**
Original Price: **\$214,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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