

75 Foundry St - Unit 31
Easton, MA 02375
Condo

MLS #: **73153739** Status: **Contingent - Pending P&S**
List Price: **\$389,000**
List Date: **8/30/2023**
Area: Off Market Date:
List\$/Sq. Ft.: **\$239.38**
Days on Market (Total): **8** Days on Market (Office): **8**

Property Features

Rooms: **5** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 0h** Unit Level: **2** Placement: **Upper**
Main Bath: Approx. Living Area Total: **1,625 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1984** Approx. Above Grade: **0 SqFt**
Units: **55** Approx. Below Grade:
Elevator: **No** Outdoor Space Avail: **Yes - Common**
Handicap Access/Features: **No** Garage: **0**
Association: **Yes** Fee: **\$389** Parking: **1 Assigned, Deeded, Guest**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:			Fireplace, Flooring - Stone/Ceramic Tile
Dining Room:			Flooring - Hardwood
Main Bedroom:			Closet, Flooring - Wall to Wall Carpet, Exterior Access, Slider
Bedroom 2:			Closet, Flooring - Wall to Wall Carpet, Exterior Access
Bonus Room:			Closet, Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **No**
Cooling: **Central Air**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck, Balcony**
Facing Direction:
Heating: **Forced Air, Gas**
Lead Paint: **None**
Pets Allowed: **Yes**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

It must be a blue moon as that's how rare it is for a unit like this in Meadowhill to come to market! This spacious property is located on the second floor and benefits from large bedrooms with huge closets and slider access to exterior deck/balcony. A new HVAC system was installed approximately 5 years ago to give the unit gas heat and central air. The home has Harvey windows and new levolor custom blinds were installed recently for the sliders and atrium window. Another big bonus with this property is the oversized loft area which is currently used as an additional bedroom. This area has great storage too and is a perfect spot to watch the game or hang out. This home needs to be seen to be appreciated. Offers due by 4pm Tuesday Sept 5th.

Tax Information

2023 Taxes: **\$4,578** Assessment: **\$313,800** Cert: **000000037390** Zoning Code: .
Pin #: **M:0053U B:0111 L:0000** Map: Block: Lot: Book: **21253** Page: **333**

Compensation

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

Listing Information

Directions: **Off 106. Visitor parking in middle**
Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$389,000**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings**
Showing: Facilitator: **Call List Agent, Accompanied Showings**
Special Showing Instructions: **Please allow 24hr notice for private showings**
Firm Remarks: **Please email offers to - Isobellsellshomes@gmail.com. NOTE - We use Depositlink so a copy of a check is not needed.**
Disclosures: **Subject to seller securing suitable housing. A property has been identified. Ask agent for more details. Sellers have never used fireplace. Fee to increase by approx \$100 in Jan 2024 .Minutes of the last board meeting available. Seller Disclosure attached**
Listing Office: **Bella Real Estate** (508) 269-0509 Listing Agent: **Isobel Wilson** (508) 269-0509
Team Member(s): **John Wilson** (781) 690-4297









