



MLS # 72916297 - Price Changed
Condo - Townhouse

40 Richardson Street - Unit 40
Newton, MA: Newton Corner, 02458
Middlesex County

List Price: **↓\$1,050,000**

Unit Placement: Total Rooms: **7**
 Unit Level: **1** Bedrooms: **3**
 Grade School: Bathrooms: **3f 1h**
 Middle School: Master Bath: **Yes**
 High School: Fireplaces: **1**
 Outdoor Space Available:
 Handicap Access/Features:
 Directions: **Please use GPS**

Remarks

Completed in 2018, this spacious, sun-filled Townhouse is a commuter's dream. The oversized garage gives you additional storage & direct access to the home where you will find a convenient coat closet and a half bath. The beautifully appointed kitchen has a gas stove with a commercial-grade cooker vent, lots of storage, granite countertops with an overhang for seating plus stainless steel appliances. The living/dining room combination with a gas fireplace has sliders accessing a patio and a rear fenced yard. The master bedroom is generously proportioned with a walk-in closet and master bathroom with double vanity, Corian countertops, and tiled shower stall with glass doors. All of the bedrooms have solid oak floors. A finished room in the lower level plus a full bathroom & second laundry can accommodate many options for your living needs. All this in a great location for commuter routes and with NO condo fees! Quick close available.

Property Information

Approx. Living Area: **2,363 Sq. Ft. (\$444.35/Sq. Ft.)** Approx. Acres: **0.18 (7,630 Sq. Ft.)** Garage Spaces: **1 Attached**
 Living Area Includes: Heat Zones: **4 Forced Air, Gas** Parking Spaces: **2 Off-Street**
 Living Area Source: **Master Deed** Cool Zones: **3 Central Air** Levels in Unit: **3**
 Living Area Disclosures: **as per master deed**
 Disclosures: **Fence between 40 & 42 will be put back prior to closing. Buyers to confirm square footage. Setting up master insurance policy to be agreed between owners. Each unit owner is responsible for their own landscaping and snow removal**

Complex & Association Information

Complex Name: **40-42 Richardson Street** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **2** Source:
 Association: **No** Fee:
 Assoc. Fee Incls:
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Exterior Access, Recessed Lighting, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Open Floor Plan
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2		Closet - Walk-in, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Laundry:	2		-
Bonus Room:	B		-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Finished**
 Beach: **No**
 Docs in Hand: **Master Deed, Unit Deed**
 Exterior Features: **Porch, Deck, Patio**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Terms: **Contract for Deed**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built/Converted: **2018**
 Year Built Source: **Owner**
 Year Built Desc: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$774,600**
 Tax: **\$8,334.7** Tax Year: **2021**
 Book: **47907** Page: **97**
 Cert:
 Zoning Code: **MR2**
 Map: Block: Lot:

Compensation

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











