

Isobel Wilson  
Cell - 508 269 0509  
Bella Real Estate



**MLS # 72895245 - New**  
**Condo - Townhouse, Half-Duplex**

<b>8 Talcott Road - Unit 8</b> <b>Easton, MA 02356</b> <b>Bristol County</b>	List Price: <b>\$615,000</b>
Unit Placement:	Total Rooms: <b>5</b>
Unit Level: <b>1</b>	Bedrooms: <b>3</b>
Grade School:	Bathrooms: <b>2f 1h</b>
Middle School:	Master Bath: <b>Yes</b>
High School:	Fireplaces: <b>1</b>
Outdoor Space Available:	
Handicap Access/Features:	
Directions: <b>Bay Road to Talcott ( Near Cross street)</b>	

**Remarks**

Imagine a New England winter with someone other than YOU removing the snow! This duplex-style home is located in the desirable Welsch Woods Development located on the scenic Bay Road in North Easton. A wonderful, friendly community of 26 units with plenty of green space for walks and minutes away from Borderland state park, conveniently located just 1/2 mile north of Easton Five Corners stores and 24, 95, and 495 highways. The gorgeous, modern kitchen is the focal point of the main floor and flows into an open floor plan that makes this home terrific for the entertainer in you. From the gleaming hardwood floors on the first level, to the luxurious master bath, 2nd floor laundry and expansive master bedroom suite, you're going to feel like you're home. Relax with a good book and a cup of coffee on your private deck and enjoy some quiet time after a long day. The unfinished walkout basement gives you even more options for future use.

**Property Information**

Approx. Living Area: <b>2,031 Sq. Ft. (\$302.81/Sq. Ft.)</b>	Approx. Acres:	Garage Spaces: <b>2 Attached</b>
Living Area Includes:	Heat Zones: <b>2 Gas</b>	Parking Spaces: <b>2 Off-Street</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>Central Air</b>	Levels in Unit: <b>2</b>
Living Area Disclosures:		
Disclosures: <b>Listing details are in progress &amp; updating</b>		

**Complex & Association Information**

Complex Name:	Units in Complex: <b>26</b> Complete: <b>Yes</b>	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$432 Monthly</b>		
Assoc. Fee Inclcd: <b>Sewer, Master Insurance, Road Maintenance, Landscaping, Snow Removal</b>		
Special Assessments: <b>Unknown</b>		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16'7"X14'5"</b>	Fireplace, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	<b>1</b>	<b>11'11X10'7"</b>	Ceiling - Cathedral, Flooring - Hardwood, Chair Rail, Exterior Access, Recessed Lighting, Slider, Wainscoting
Kitchen:	<b>1</b>	<b>11'11X14'5"</b>	Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	<b>2</b>	<b>19'10X14'5"</b>	Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	<b>2</b>	<b>10'4"X14'4"</b>	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	<b>2</b>	<b>10'1"X14'8"</b>	Closet, Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>	<b>6'7"X6'5"</b>	Bathroom - Half
Bath 2:	<b>2</b>	<b>8'2"X14'1"</b>	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet - Linen
Bath 3:	<b>2</b>	<b>7'6"X8'0"</b>	Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	<b>2</b>	<b>7'2"X6'2"</b>	Flooring - Stone/Ceramic Tile

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full, Walk Out, Interior Access, Unfinished Basement**  
Beach: **No**  
Exterior Features: **Deck - Composite**  
Interior Features: **Central Vacuum**  
Pets Allowed: **Yes**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Water Utilities: **City/Town Water**  
Terms: **Contract for Deed**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built/Converted: **2014**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

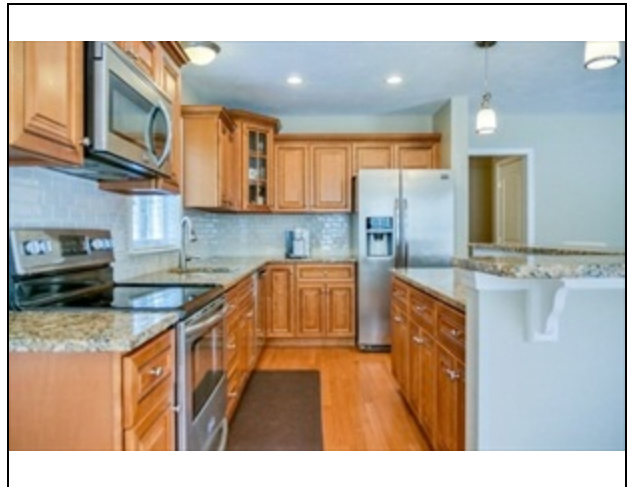
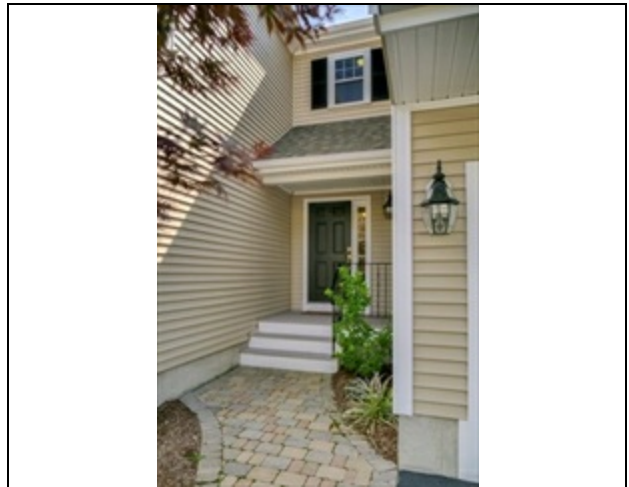
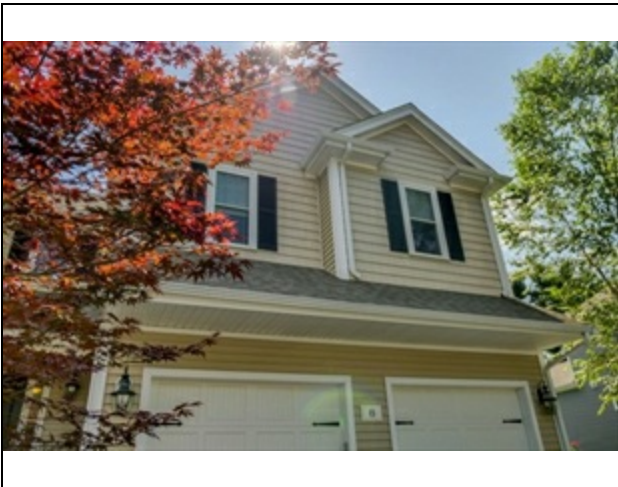
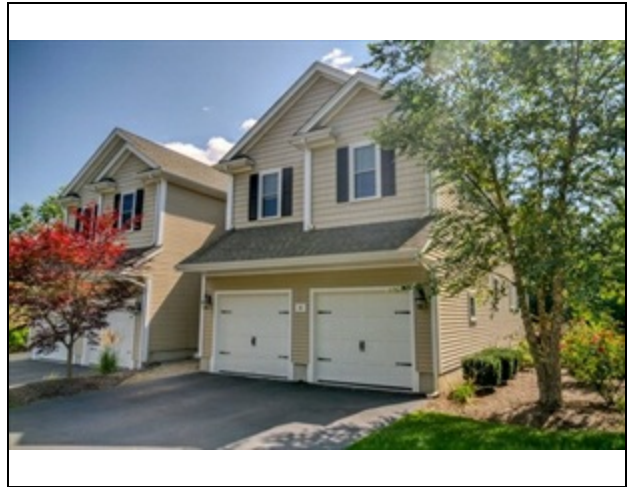
Pin #:  
Assessed: **\$439,300**  
Tax: **\$6,800.36** Tax Year: **2021**  
Book: **22914** Page: **335**  
Cert:  
Zoning Code: .  
Map: Block: Lot:

**Compensation**

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

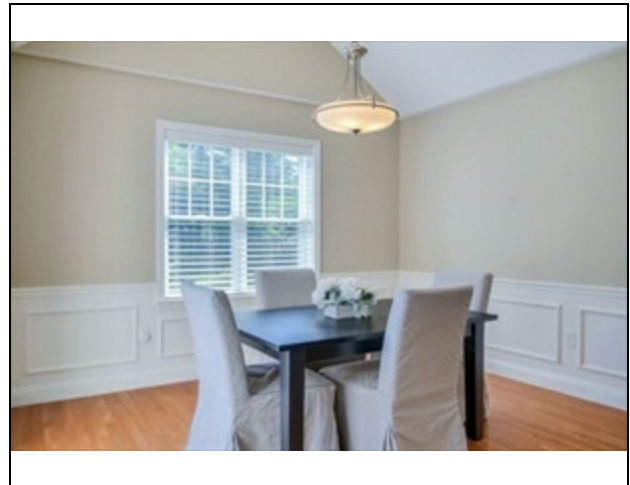
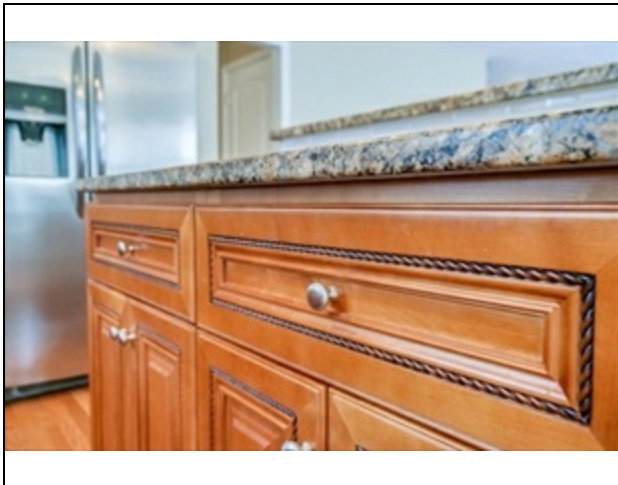
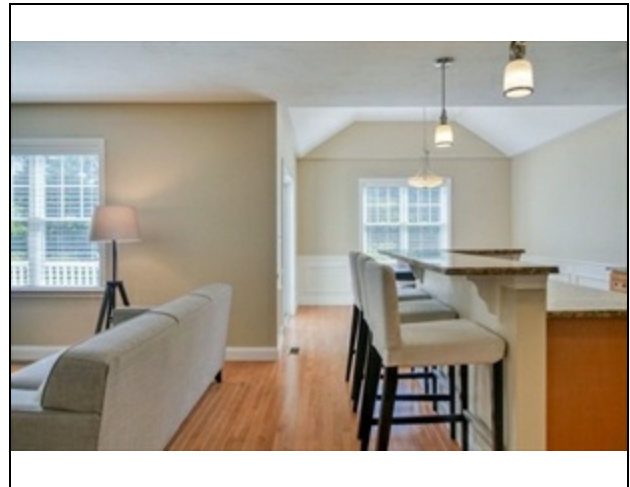
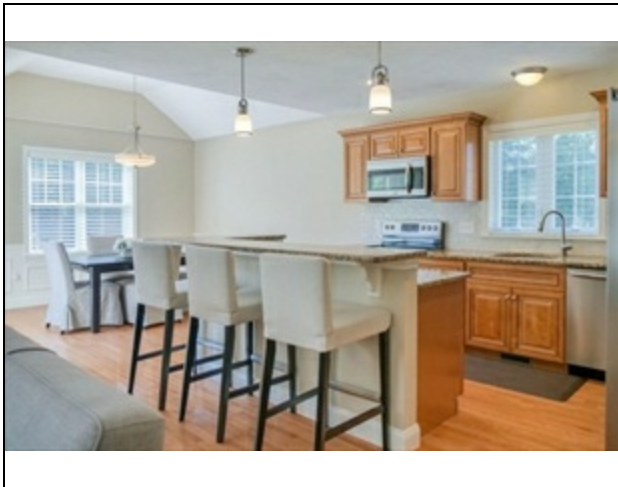
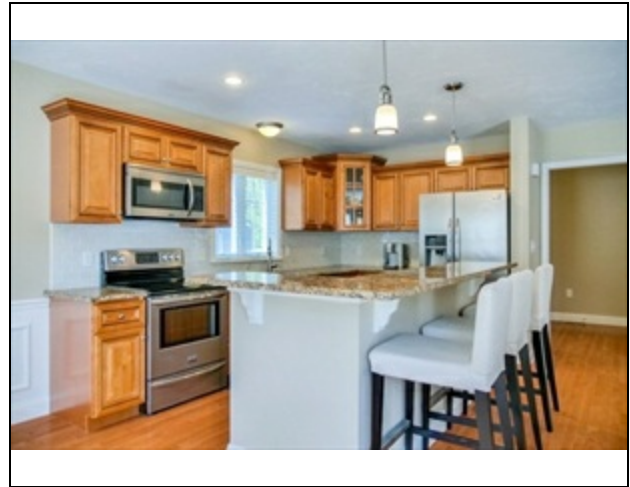
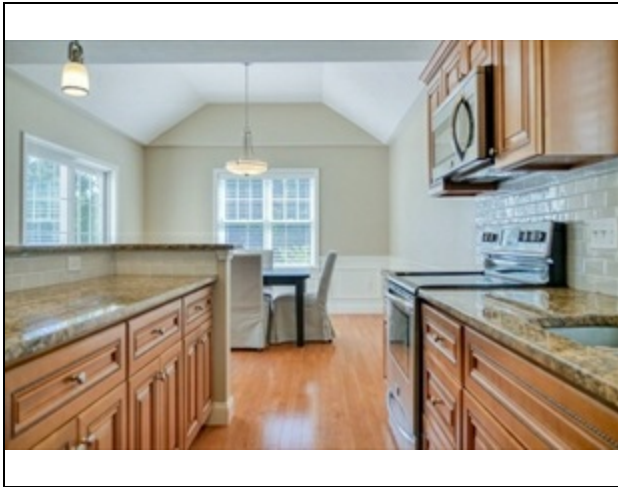
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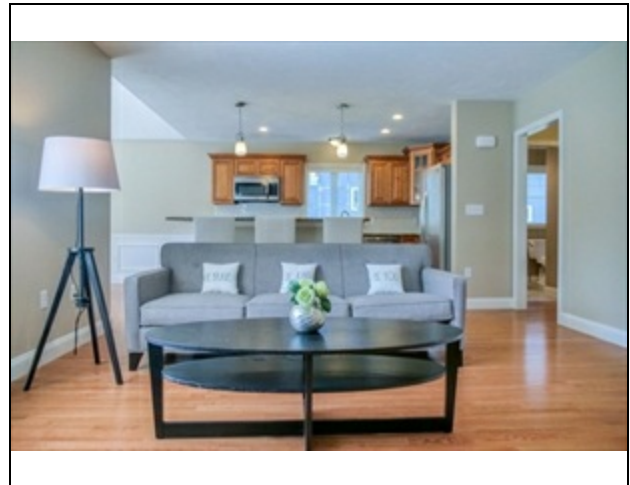
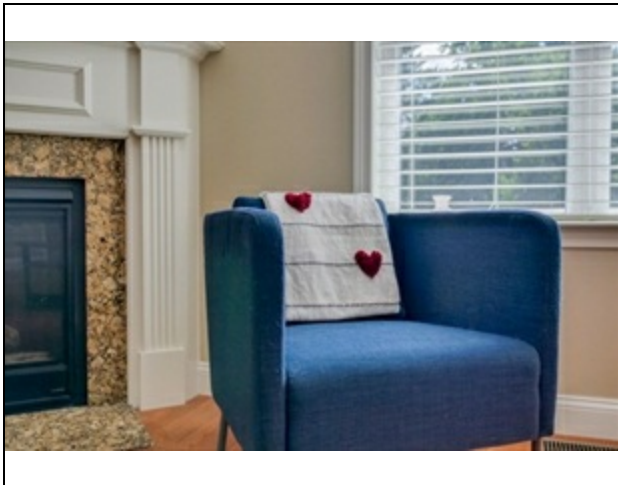
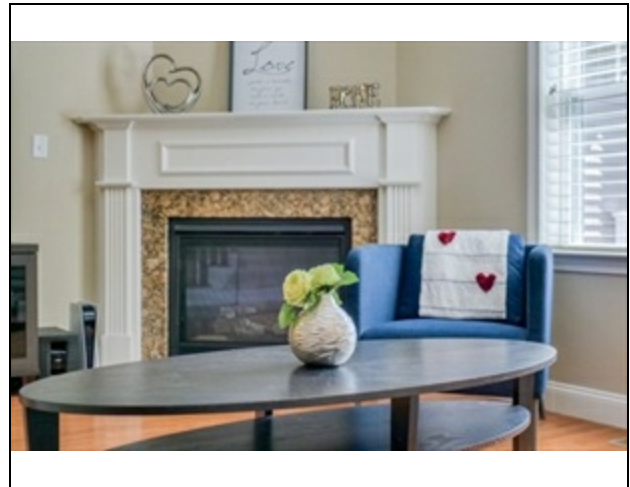
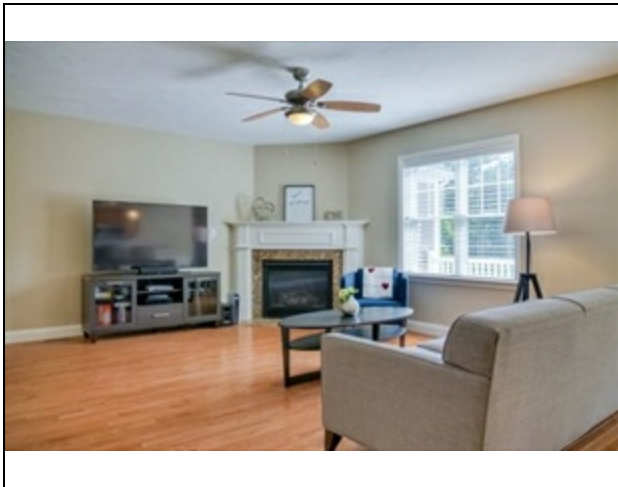
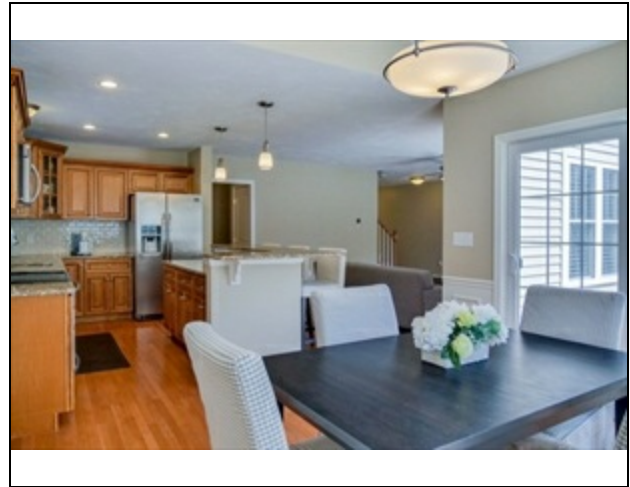
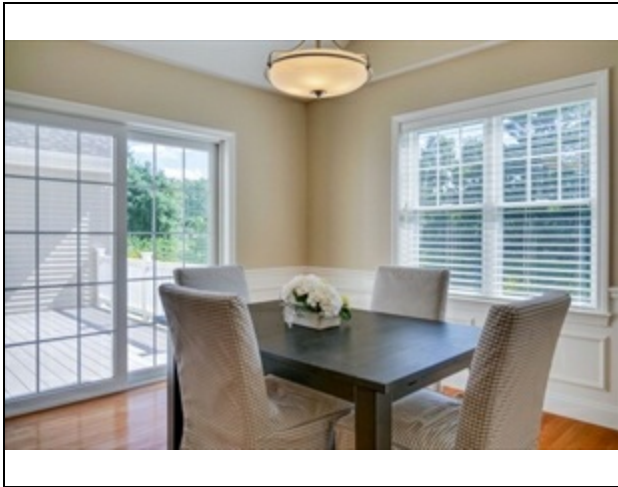
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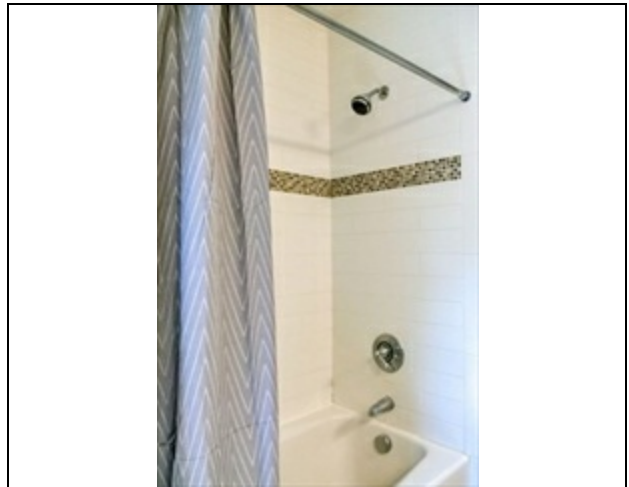
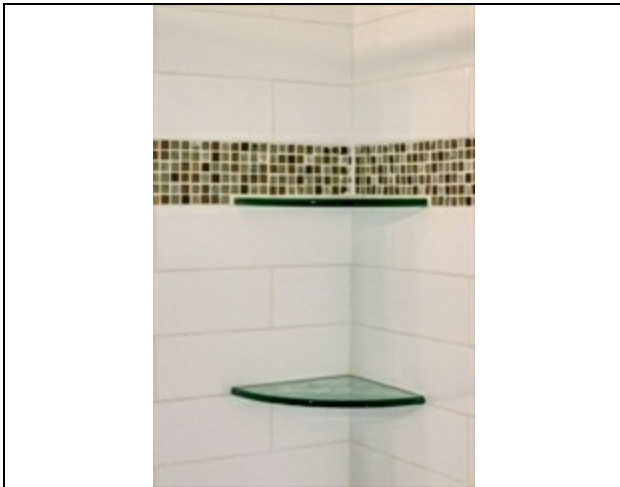
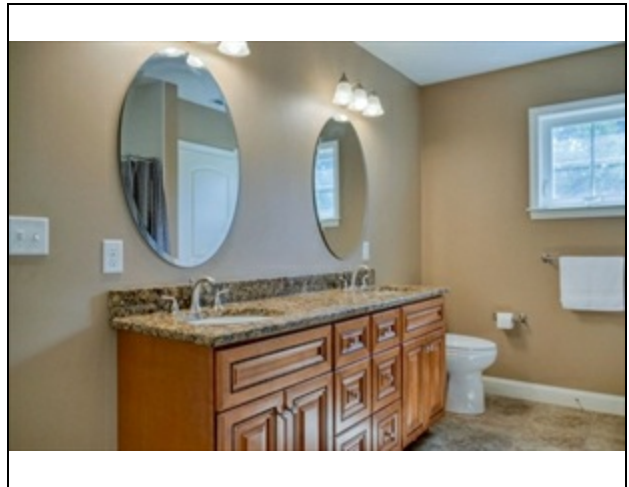
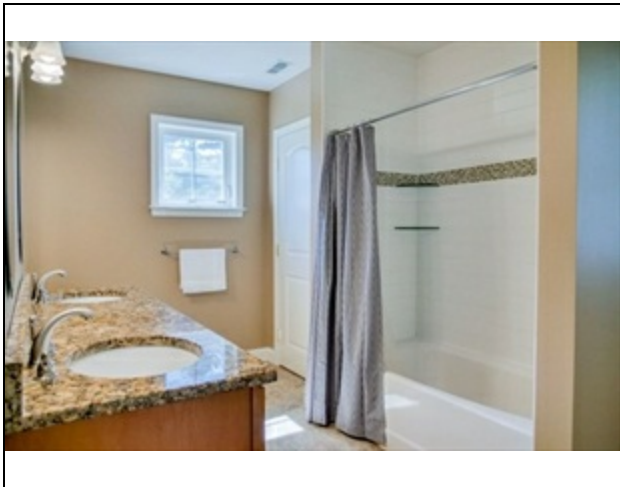
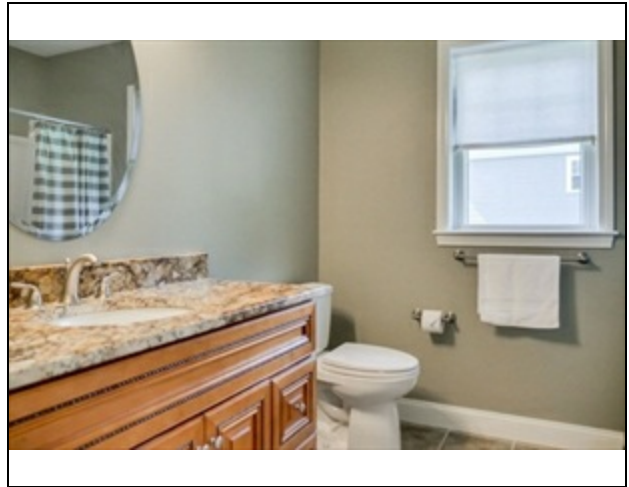
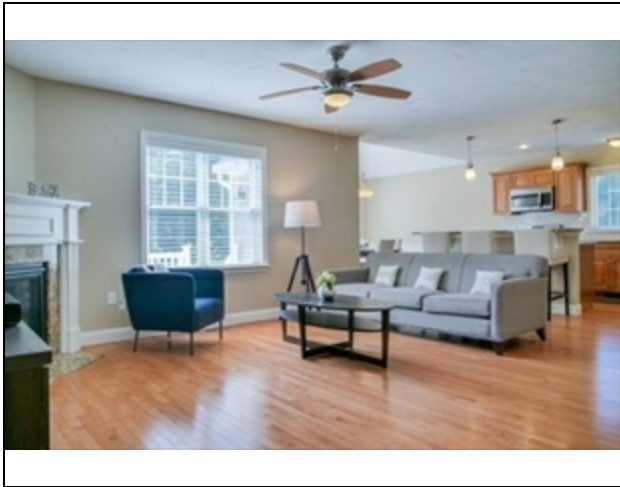
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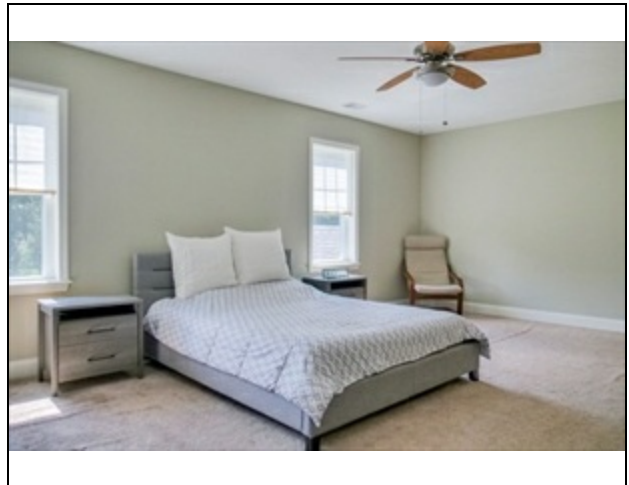
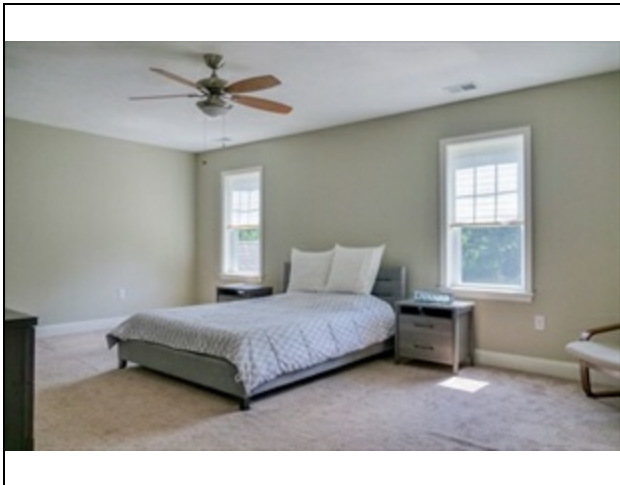
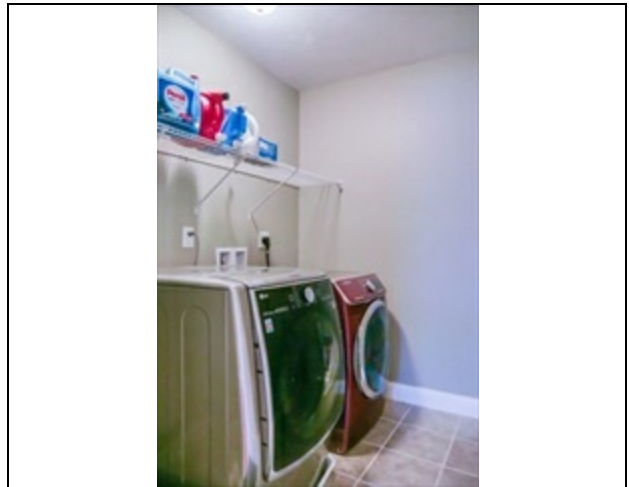
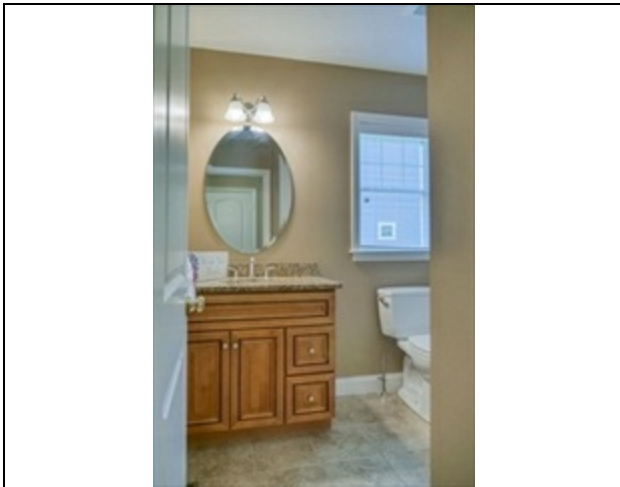
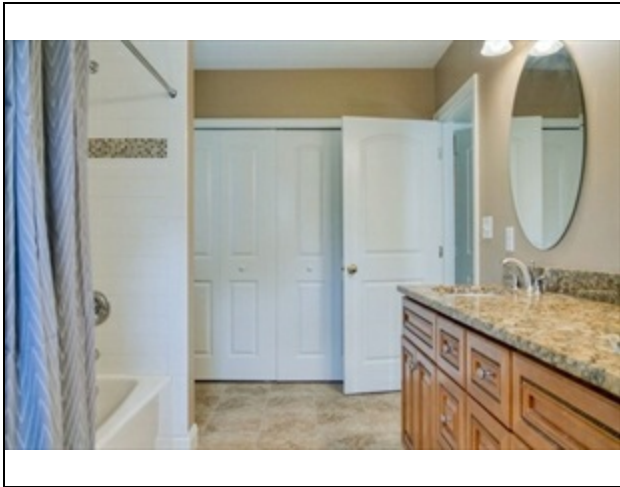
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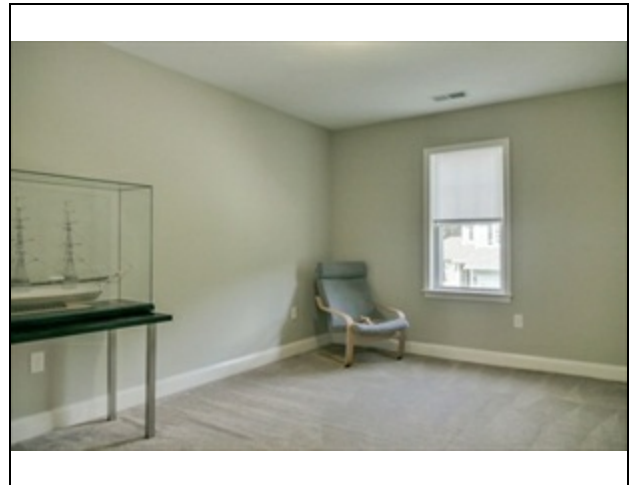
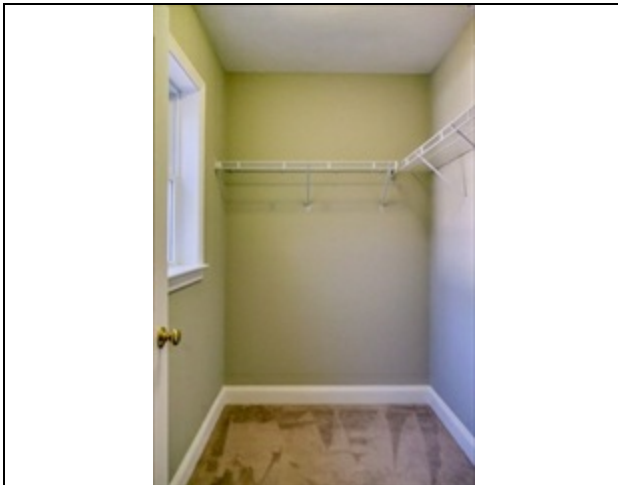
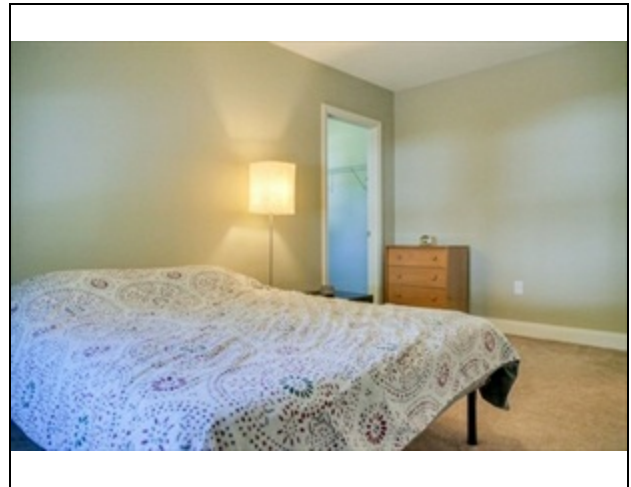
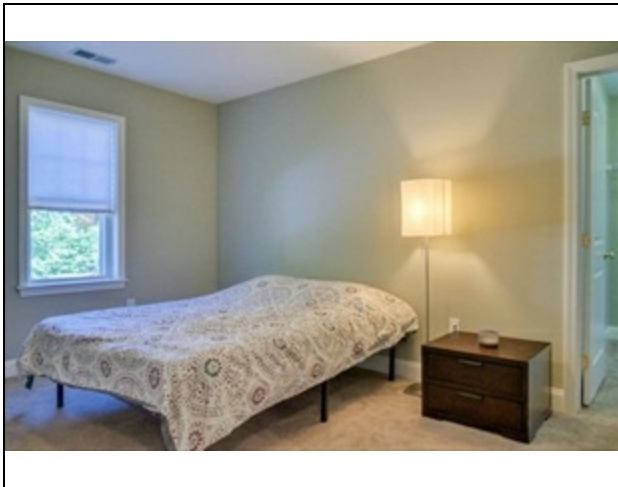
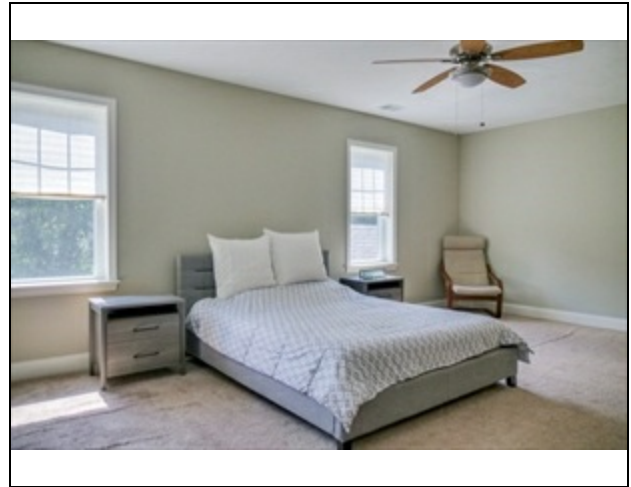
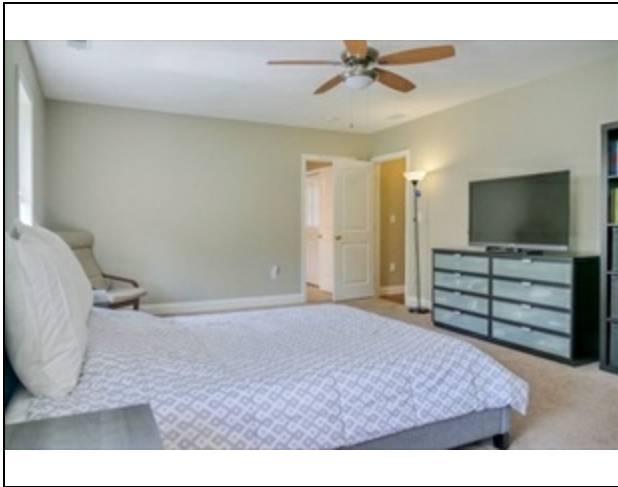
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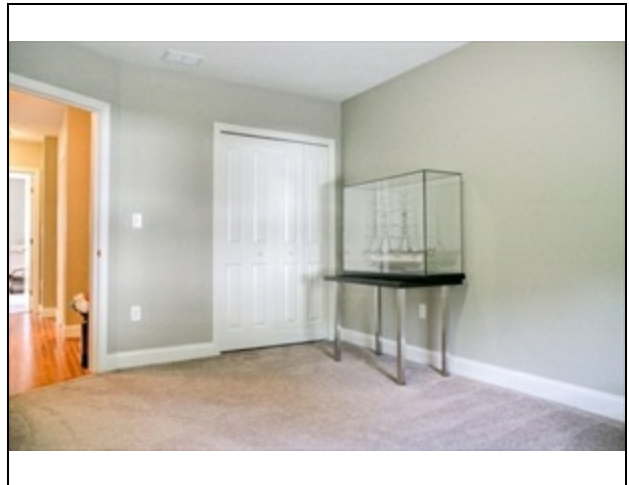
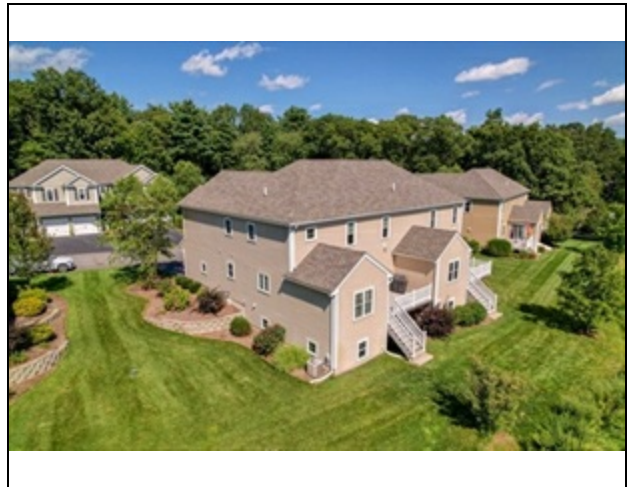
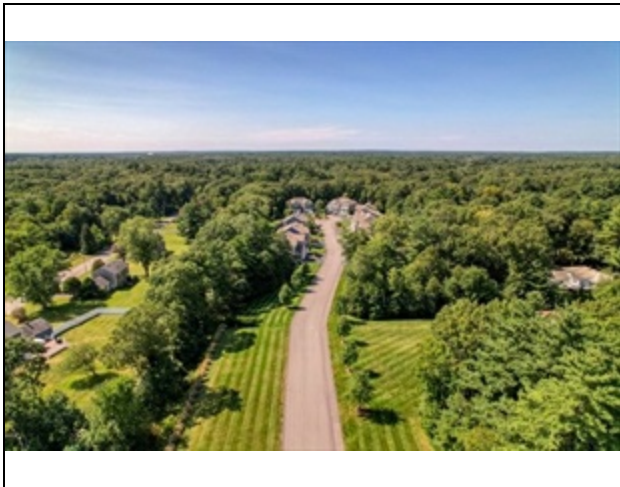
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