

Isobel Wilson
Cell - 508 269 0509
Bella Real Estate

MLS # 73223090 - New
Condo - Mid-Rise



3 Albert Drive - Unit 5
Woburn, MA 01801
Middlesex County
Unit Placement: **Middle, Front**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Washington Street to Mill street Complex is on the right**

List Price: **\$315,000**
Total Rooms: **3**
Bedrooms: **1**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **0**
Approx. Acres:

Remarks

This bright & airy 1-bedroom gem nestled in the coveted Park Place Condominiums offers an ideal blend of comfort and convenience. Meticulously maintained within a professionally managed complex. This unit boasts a generously sized living room, a welcoming eat-in kitchen, ample closet space, and gleaming hardwood floors. Enjoy the ease of proximity to shopping, dining, and entertainment, with the newly developed Woburn Village just under 2 miles away. Commuters will appreciate easy access to Routes 93 and 128, nearby commuter rail stations, and only 12-miles to Logan Airport. Summers beckon relaxation by the inground pool and BBQ area. Ample guest parking and convenient laundry facilities in the building further enhance the convenience of lifestyle. Showings start at 11 am Saturday April 13th at open house.

Property Information

Approx. Living Area Total: **650 SqFt (\$484.62/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **650 SqFt** Approx. Below Grade:
Living Area Disclosures: Levels in Unit: **1**

Heat Zones: **1 Central Heat, Gas** Cool Zones: **1 Wall AC**
Parking Spaces: **2 Off-Street, Common** Garage Spaces: **0**
Disclosures: **Any purchase and sale agreement shall be subject to the Sellers entering into a purchase and sale agreement for suitable housing within 60 days and closing on the suitable housing simultaneously with this sale**

Complex & Association Information

Complex Name: **Park Place Condominiums** Units in Complex: **60** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$451.20 Monthly**
Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Management Fee**
Special Assessments: **Yes - \$1,430 - Approx \$30 per month thru to Dec 2026 to rebuild reserves following capital expenditure**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Highway Access, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **Yes Inground**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Rules & Regs, Association Financial Statements**
Flooring: **Wood, Tile**
Interior Features: **Intercom**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **West**
Laundry Features: **Common, In Building**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1965**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$256,500**
Tax: **\$2,232** Tax Year: **2023**
Book: **72554** Page: **225**
Cert:
Zoning Code: .
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Bella Real Estate** (508) 269-0509
Listing Agent: **Isobel Wilson** (508) 269-0509
Team Member(s): **John Wilson** (781) 690-4297
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: **Call List Agent, Lock Box, Pets on Premises**
Showing: Facilitator: **Call List Agent, Lock Box, Pets on Premises**
Special Showing Instructions: **24 hours notice for showings please**

Firm Remarks

Any & All offers will be presented on Tuesday April 16th. Send offers to admin@mybellarealestate.com by 12 noon with an expiration date of April 17th. Please text or call 508-269-0509 to let me know you have submitted an offer. Depositlink is available. See all attachments.

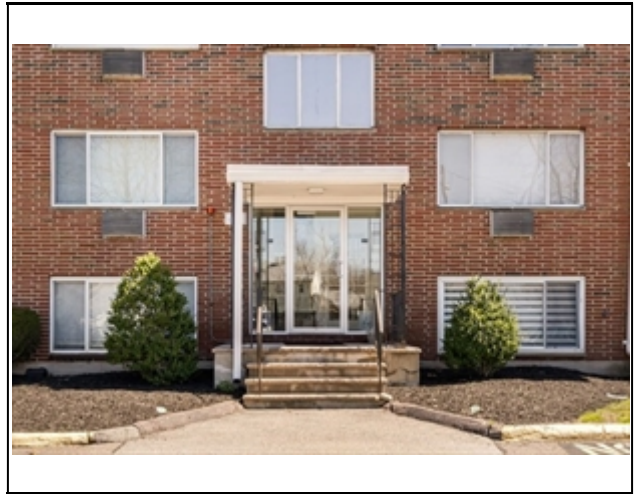
Market Information

Listing Date: **4/11/2024** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$315,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

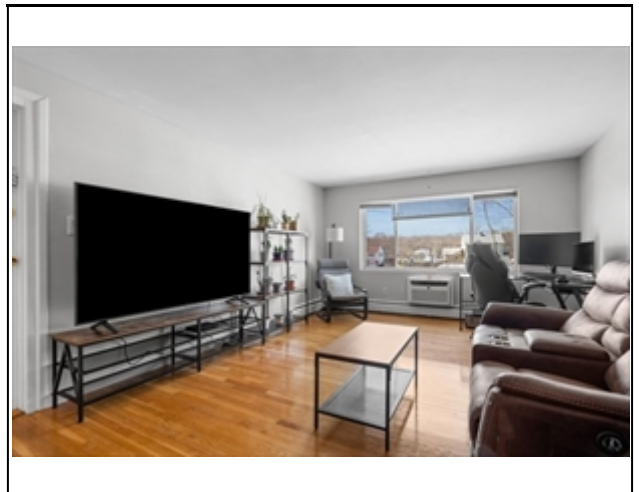
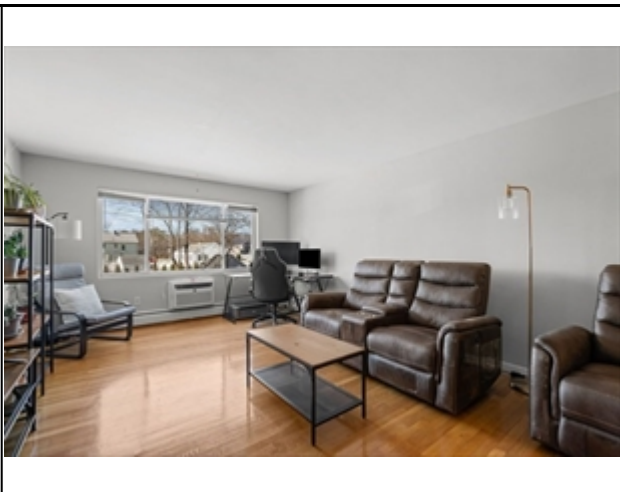
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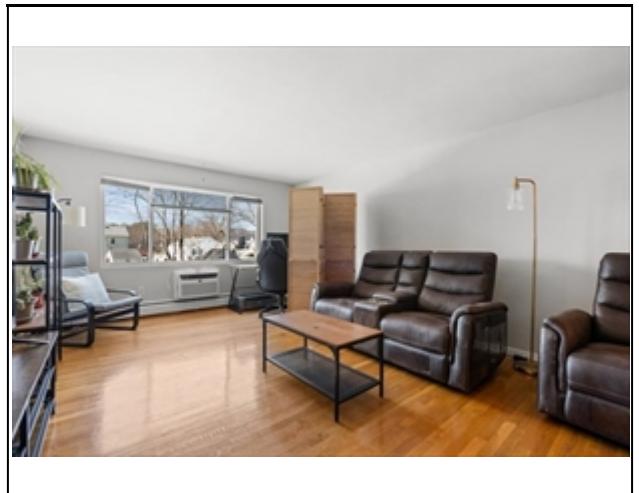
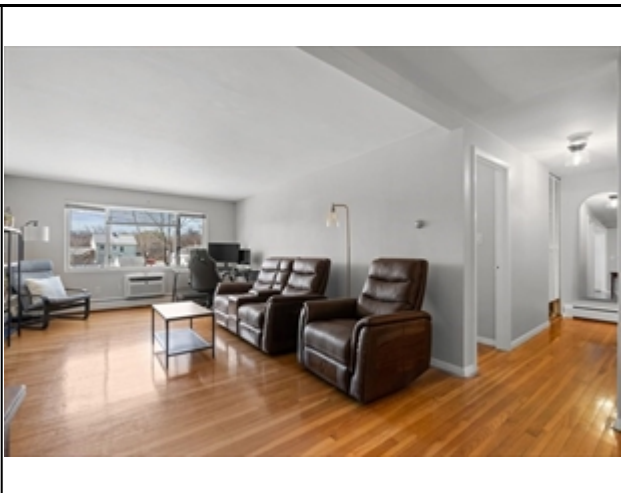
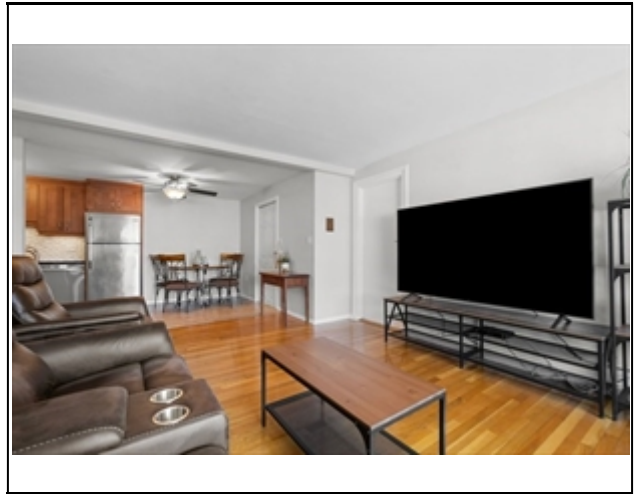
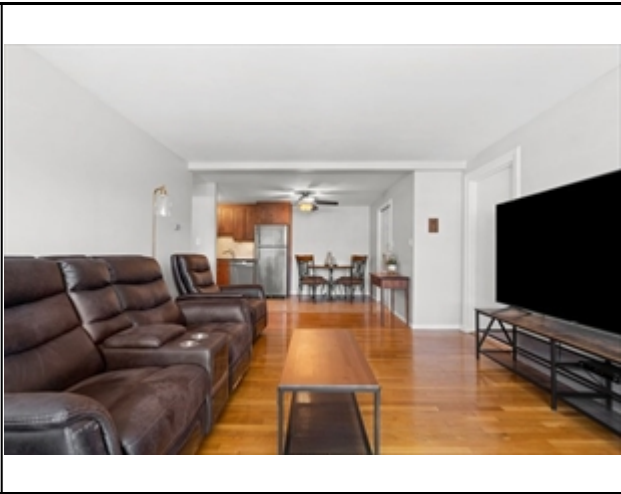
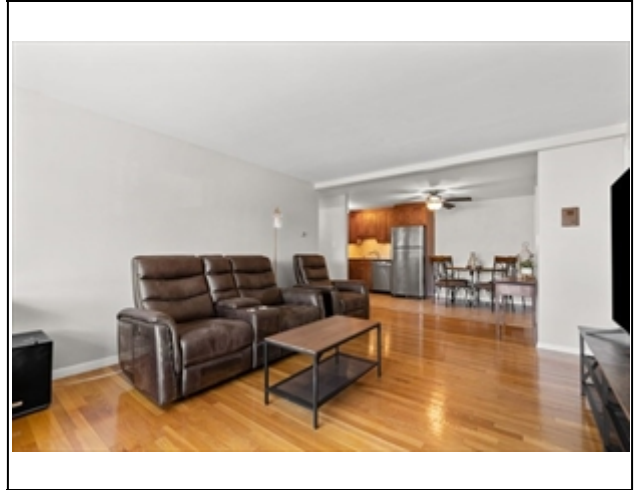
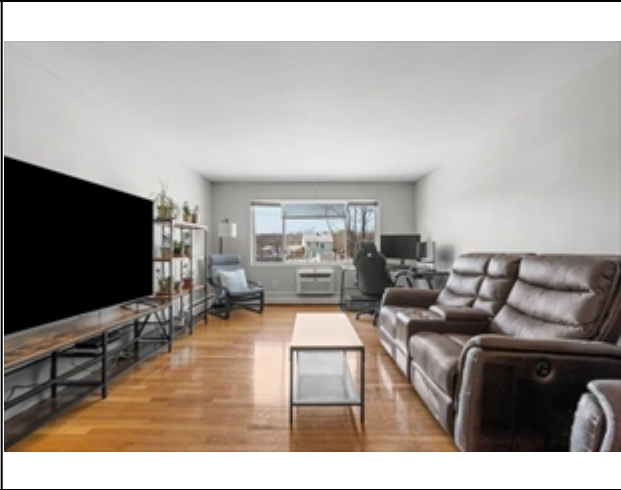


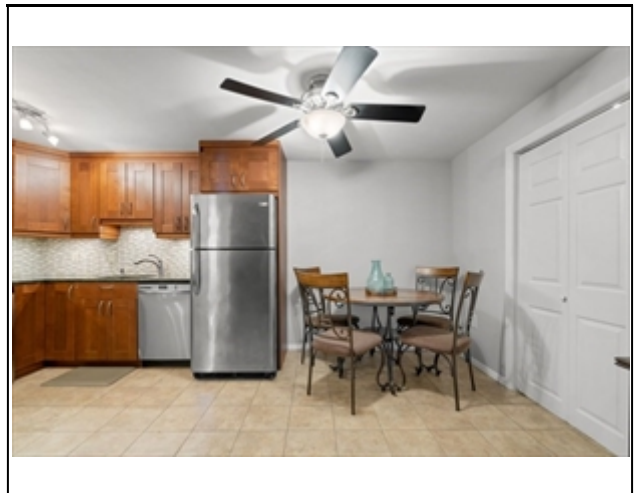
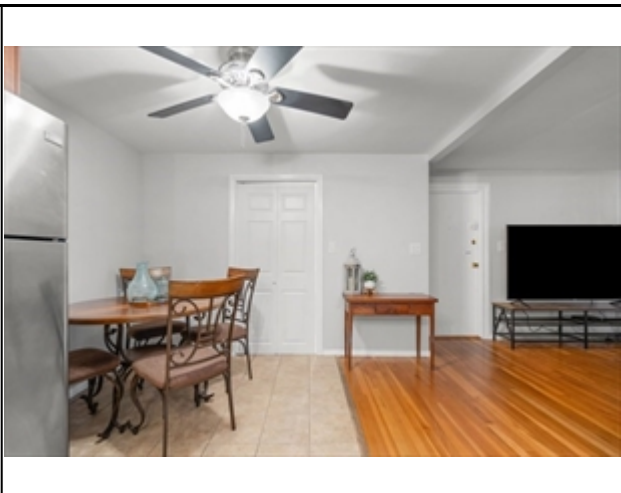
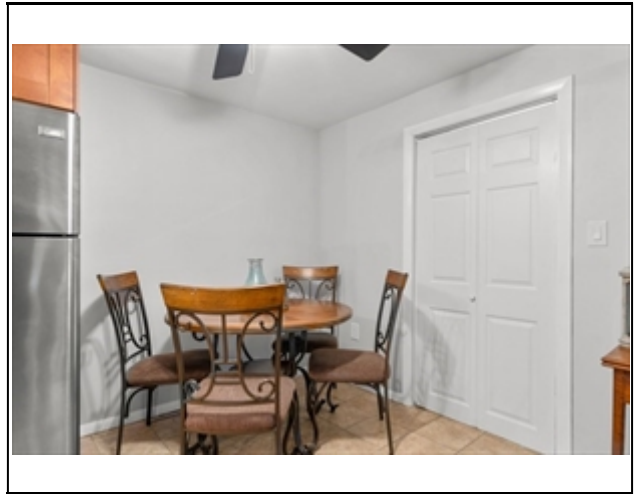
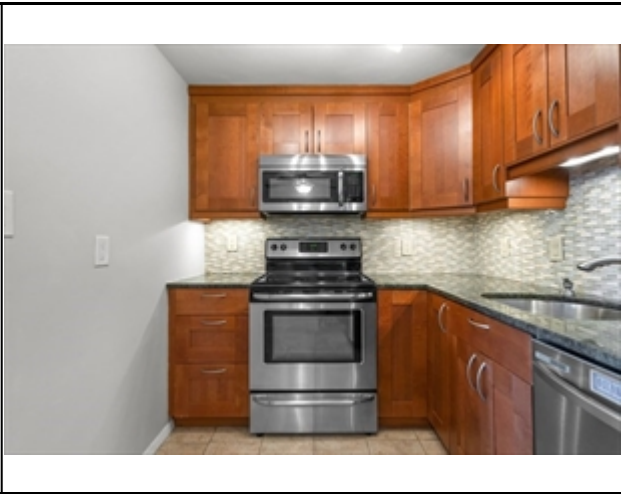
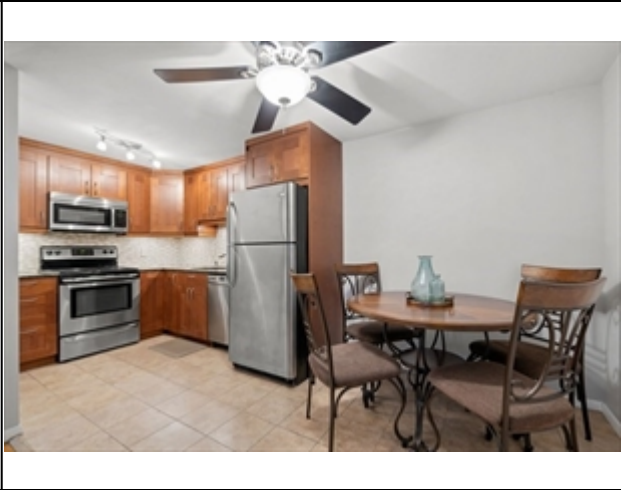
Exterior - Side



Exterior - Front

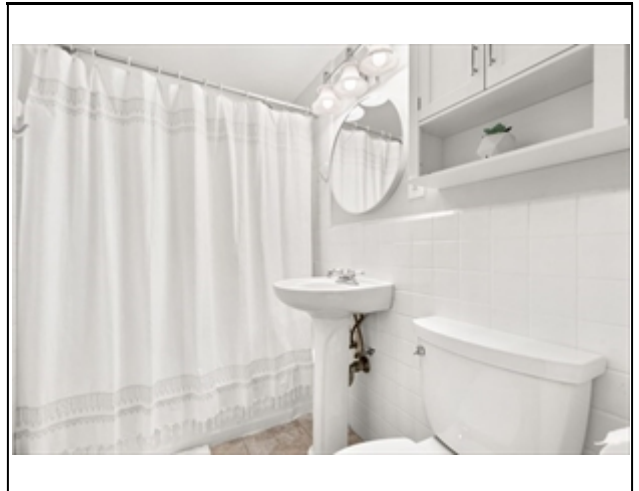
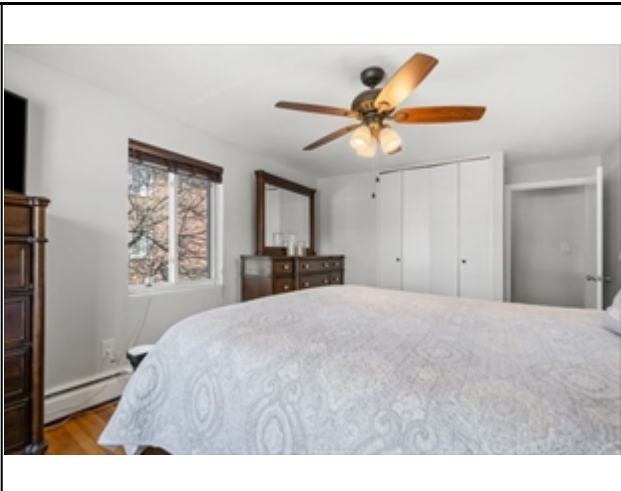
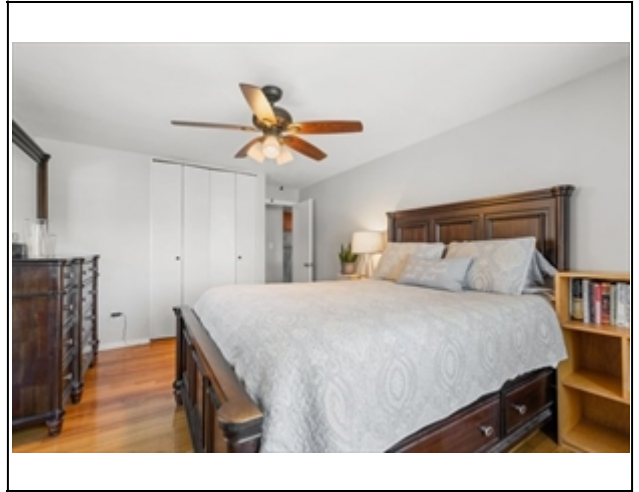
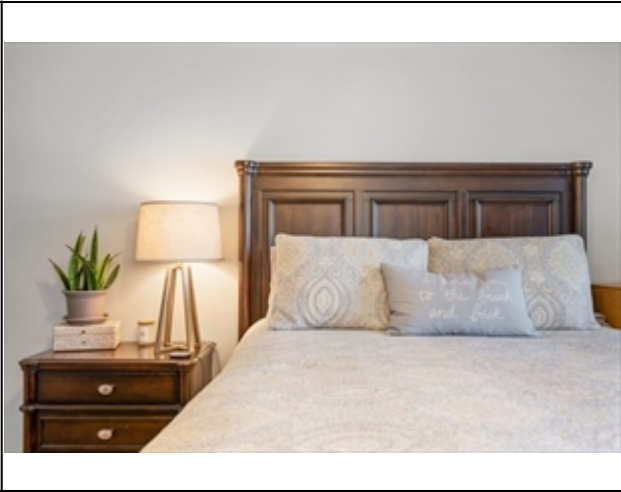
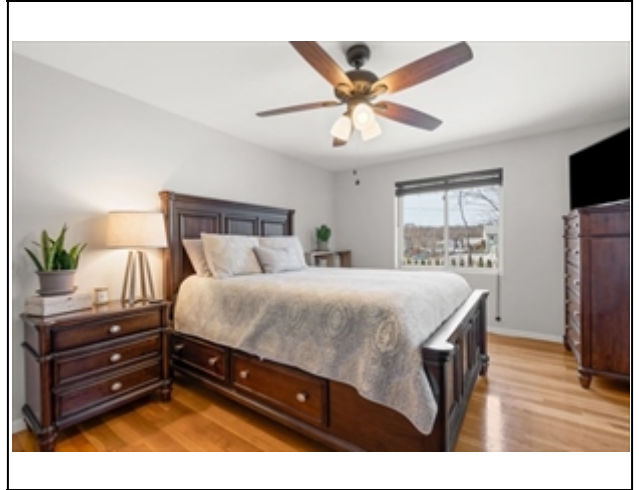
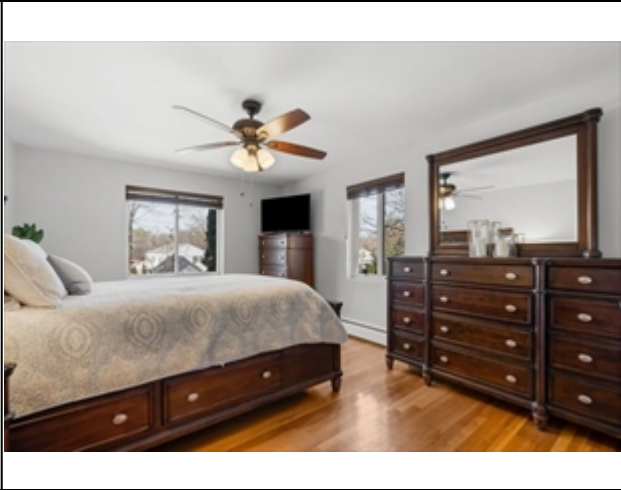






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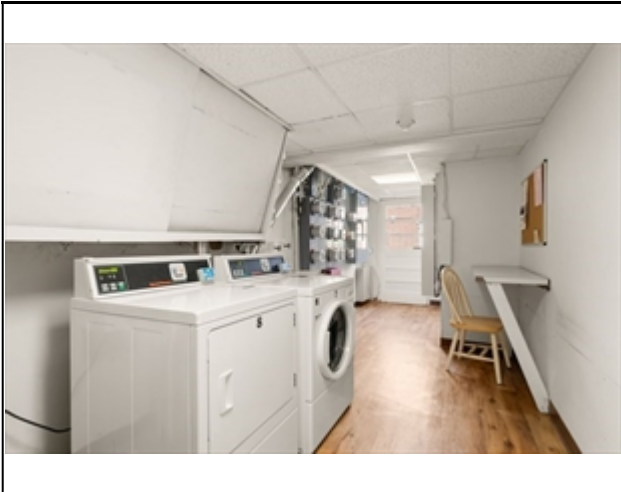
Condominium - Condo
List Price: \$315,000



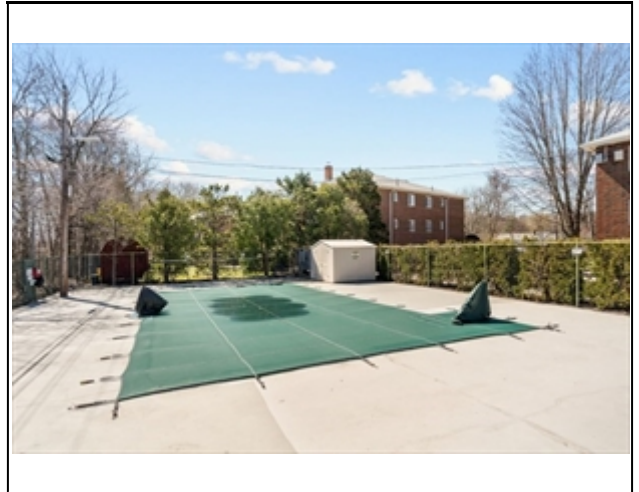
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Condominium - Condo
List Price: \$315,000



Laundry Room/Area



Swimming Pool

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