

Patricia Sutherland
Keller Williams Realty - Boston NW, Concord, MA 01742
Direct: (978) 844-6397
patty@sutherlandrealtygroup.com
www.sutherlandrealtygroup.com

MLS # 72830449 - New
Condo - Mid-Rise



12 Wampus Ave - Unit 11 List Price: **\$190,000**
Acton, MA: North Acton, 01720-4805
Middlesex County
 Unit Placement: **Middle, Front, Partially Below Grade** Total Rooms: **3**
 Unit Level: **1** Bedrooms: **1**
 Grade School: **School Choice** Bathrooms: **1f 0h**
 Middle School: **RJ Grey JHS** Master Bath: **No**
 High School: **ABRHS** Fireplaces: **0**
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **MA-27/Main Street to Wampus Ave. Look for awning labeled "Twelve". #1211 on unit front door knocker.**

Remarks

Prepared for immediate occupancy! The elegant brick building originally constructed in 1970 was completely updated and renovated in 2006. Known as Somerset Hills Condominiums, the 48-unit community offers both convenience and affordability in the highly desirable and commuter friendly Town of Acton. These tasteful condominiums are located just over 1 mile from Nara Park and are close to the Bruce Freeman Trail, Nashoba Valley Ski Area and Tiki Hut, Quail Ridge and Butter Brook golf, conservation land, restaurants, shopping, commuter rail, highways and more! This 1-bedroom 1-full bath home features a high quality kitchen with raised panel cabinets, granite countertops, stainless steel appliances and tile backsplash. Recessed lighting adorns the open concept living/dining room. The spacious bedroom has a generous closet. Features also include tilt-in windows, granite bathroom countertop and in-unit laundry. First-home, downsizing, weekend getaway, investment . . . don't miss it!

Property Information

Approx. Living Area: **633 Sq. Ft. (\$300.16/Sq. Ft.)** Approx. Acres: **0** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **3 Electric Baseboard, Unit Control** Parking Spaces: **2 Off-Street, Common, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **1 Wall AC, Unit Control** Levels in Unit: **1**
 Living Area Disclosures: **Some photos virtually staged for marketing purposes.**
 Disclosures: **Bathroom fan replaced in 2021. Water heater replaced 2020. All appliances were new when Seller purchased unit in 2009. Association roof replacement project begins May 2021. Assigned 1st floor storage cage. Bike storage available in parking lot shed with PIN access. Offers due Tuesday by 12 p.m**

Complex & Association Information

Complex Name: **Somerset Hill Condominium** Units in Complex: **48** Complete: **Yes** Units Owner Occupied: **26** Source: **Manager**
 Association: **Yes** Fee: **\$274.75 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Reserve Funds, Management Fee**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X13	Closet, Flooring - Laminate, High Speed Internet Hookup, Recessed Lighting
Kitchen:	1	8X10	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	1	13X11	Closet, Flooring - Laminate, Lighting - Overhead
Bath 1:	1	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Lighting - Pendant
Laundry:	1		Closet, Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station**
 Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Association Pool: **No**
 Assoc. Security: **Intercom**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **None.**
 Facing Direction: **East**

Basement: **No**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame, Brick**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Brick**
Exterior Features: **Decorative Lighting, Screens, Gutters, Professional Landscaping, Sprinkler System, Stone Wall**
Flooring: **Tile, Wood Laminate**
Hot Water: **Electric, Tank**
Insulation Features: **Full**
Interior Features: **Cable Available, Intercom, Internet Available - Fiber-Optic**
Management: **Professional - Off Site, Owner Association**
Pets Allowed: **Yes w/ Restrictions Small Pets**
Restrictions: **RV/Boat/Trailer, Smoking - In Common Areas, Smoking - In Units**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Green Certified: **Unknown**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1970/2006**
Year Built Source: **Public Record**
Year Built Desc: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:00D5 B:0017 L:1211**
Assessed: **\$176,800**
Tax: **\$3,577** Tax Year: **2021**
Book: **53995** Page: **80**
Cert: **00239485**
Zoning Code: **Res**
Map: **M:00D5** Block: **B:0017**
Lot: **L:1211**

Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest**  (978) 369-5775

Listing Agent: **Patricia Sutherland**  (978) 844-6397

Team Member(s):

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: **Appointment Required**,  **Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator: **Appointment Required**,  **Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions: **Signed Safe Showing Agreement required. Private showings only. Buyers must be accompanied by agent**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **2.5%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Showings start 5/13. Buyers must be accompanied by Buyer Agent. Buyer visiting without an Agent will be considered as trespassing on private property. Safe Showing Agreement required. Offer instructions attached to MLS. Offers due Tuesday 12 p.m.. Please allow 24 hrs for offer review. Thank you!

Market Information

Listing Date: **5/12/2021**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$190,000**

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:

Market History for 12 Wampus Ave U:11, Acton, MA: North Acton, 01720-4805

MLS #	Date			DOM	DTO	Price
72830449	5/12/2021	Listed for \$190,000	Patricia Sutherland	0		\$190,000
Market History for Keller Williams Realty Boston Northwest (BB3298)				0		
Market History for this property				0		







