## 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 Acton, MA: North Acton, 01720-4805 Middlesex County	List Price: <b>\$190,000</b>			
Unit Placement: Middle, Front, Partially Below Grade	Total Rooms: 3			
Unit Level: 1	Bedrooms: 1			
Grade School: School Choice	Bathrooms: 1f Oh			
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: <b>0</b>	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 Inclds: 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 Green Certified: Unknown Beach: Yes Lake/Pond Laundry Features: In Unit Beach Ownership: Public Lead Paint: Unknown UFFI: Unknown Warranty Beach - Miles to: 1/2 to 1 Mile Features: No Construction: Frame, Brick Year Built/Converted: Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, 1970/2006 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

## **Office/Agent Information**

Listing Office: Keller Williams Realty Boston Northwest 🔲 (978) 369-5775 Compensation Listing Agent: Patricia Sutherland 📊 (978) 844-6397 Sub-Agent: Not Offered Team Member(s): Buyer Agent: 2.5% Sale Office: Facilitator: 2.5% Sale Agent: Compensation Based On: Net Sale Price 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, A 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

## **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	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of ${\mbox{\bf 0}}$ day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$190,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2021 MLS Property Information Network, Inc.

## 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

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

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

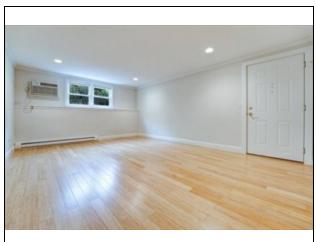
## Condominium - Condo List Price: \$190,000

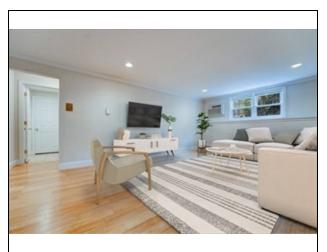












## Condominium - Condo List Price: \$190,000









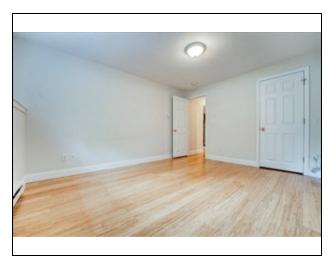




## Condominium - Condo List Price: \$190,000

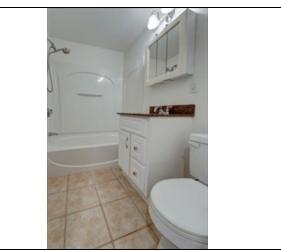












## Condominium - Condo List Price: \$190,000











