

Patricia Sutherland  
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**MLS # 72846982 - New  
Condo - Mid-Rise**



**118 Parker Street - Unit C14  
Acton, MA: South Acton, 01720  
Middlesex County**

List Price: **\$115,000**

Unit Placement: **Middle, Ground**

Total Rooms: **2**

Unit Level: **1**

Bedrooms: **0**

Grade School: **School Choice**

Bathrooms: **1f 0h**

Middle School: **RJ Gray JHS**

Master Bath: **No**

High School: **ABRHS**

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features: **No**

Directions: **Rte 27 to School St. Right at fork to River St. Right to Parker St. Left into Parker Crossing.**

**Remarks**

**MOVE-IN READY STUDIO** conveniently located at Parker's Crossing Condominiums in South Acton. The nice-sized kitchen has freshly painted cabinets, newer appliances and peak-through with counter-top perfect for relaxing with a cup of java and reading the morning newspaper. The versatile living area has new laminate flooring and a full wall mirror that reflects the natural light coming in from the windows. A full size bath with tiled tub and shower, large hallway and pantry closets, and extra storage and laundry right down the hall make this ground level studio complete. Parker's Crossing amenities include swimming pool, covered bicycle storage, and BBQ area with picnic tables. Pratt's Brook Conservation trailhead is across the street. Great commuter location 1.3 miles from South Acton MBTA Station and short drive to Rtes 2 and 62. Close to Acton, Maynard and Concord shopping, restaurants, and more! Moving from your parents' home? Downsizing? Weekend getaway? Workweek abode? Investment?

**Property Information**

Approx. Living Area: **380 Sq. Ft. (\$302.63/Sq. Ft.)** Approx. Acres: **0**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **1 Electric Baseboard**

Parking Spaces: **2 Off-Street, Common, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **1 Wall AC**

Levels in Unit: **1**

Living Area Disclosures: **Does not include designated storage space in lower level laundry room.**

Disclosures: **Photos virtually staged for marketing. Measurements approximate. Freshly painted. New appliances in kitchen. Common washers/dryers and assigned storage located on same level as unit. Pets require the board permission. Wall AC may need repair or replacement. Seller has not lived in the property.**

**Complex & Association Information**

Complex Name: **Parker's Crossing Condominiums** Units in Complex: **54** Complete: **Yes** Units Owner Occupied: **38** Source: **Manager**

Association: **Yes** Fee: **\$190 Monthly**

Assoc. Fee Inclds: **Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Management Fee**

Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>15X13</b>	<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>	<b>13X8</b>	<b>Closet, Flooring - Laminate, Flooring - Vinyl, Pantry, Lighting - Overhead</b>
Bath 1:	<b>1</b>	<b>7X5</b>	<b>Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Lighting - Overhead</b>

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Private School, Public School, T-Station**

Appliances: **Range, Refrigerator**

Association Pool: **Yes Inground**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame, Brick**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements**

Electric Features: **Circuit Breakers, 100 Amps**

Exterior: **Brick**

**Other Property Info**

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **None.**

Green Certified: **Unknown**

Laundry Features: **In Building**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features: **No**

Year Built/Converted: **1970**

Year Built Source: **Public**

Exterior Features: **Screens, Gutters, Professional Landscaping, Sprinkler System**  
Flooring: **Tile, Vinyl, Laminate**  
Hot Water: **Electric**  
Insulation Features: **Full**  
Interior Features: **Cable Available, Intercom**  
Management: **Professional - Off Site, Owner Association**  
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer, Rock/Reed**  
Water Utilities: **City/Town Water**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range**  
Waterfront: **No**  
Water View: **No**

**Record**  
Year Built Desc: **Actual**  
  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **I3-9-C14**  
Assessed: **\$89,300**  
Tax: **\$1,807** Tax Year: **2021**  
Book: **51108** Page: **239**  
Cert:  
Zoning Code: **R-4**  
Map: **00I3** Block: **0009** Lot: **0C14**

### Compensation

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

### 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: **Please follow covid protocols, remove or cover shoes, and wear mask. Turn off lights and lock up.**

### Firm Remarks

**Offers, if any, reviewed Tuesday at 12 pm. Please allow 24 hours for offer decision. Please submit offer as single PDF to Patty@SutherlandRealtyGroup.com including offer, disclosures, pre-approval and/or proof of funds, and copy of deposit check. Deliver check to Keller Williams Realty Boston NW.**

### Market Information

Listing Date: **6/9/2021**

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

Expiration Date:

Original Price: **\$115,000**

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:

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**Mortgage Payment Options for 118 Parker Street - Acton. You are not required to use the services of this lender.**

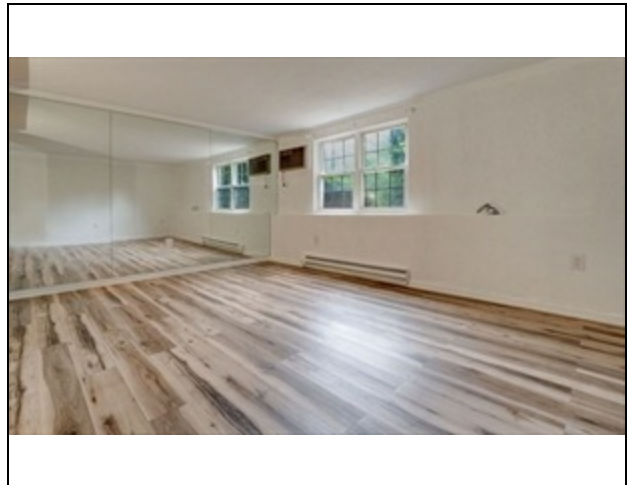
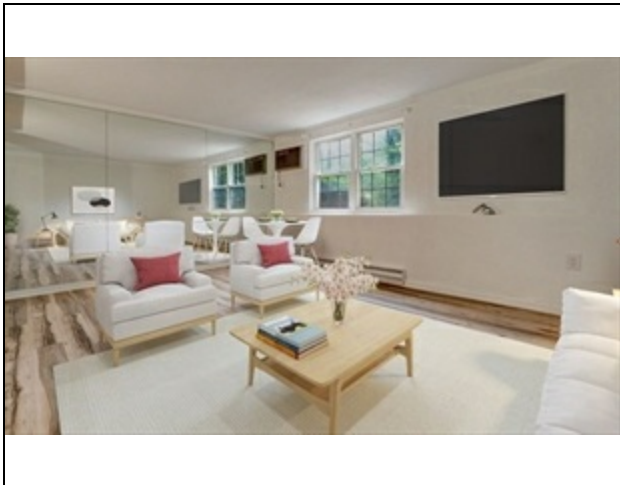
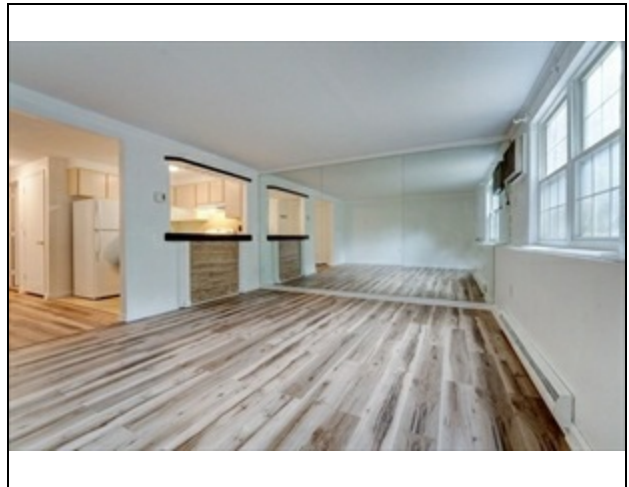
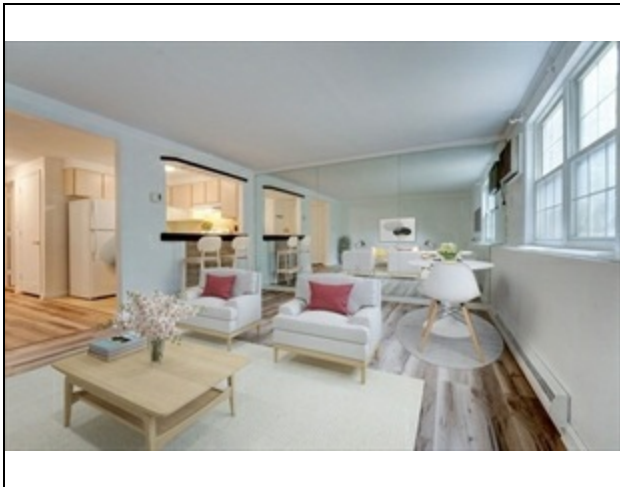
**1** Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

 <b>MORTGAGE NETWORK</b> Tom Popson NMLS ID 441848 Senior Loan Officer  (978) 399-1341 Mobile: (978) 302-0657  E-mail Tom View Website	Mortgage Network, Inc.				Tom Popson NMLS ID 441848 (978) 399-1341 E-mail Tom Popson			
	<b>KEY INFO</b>	<b>30 Year Fixed</b>	<b>FHA 30 Year Fixed</b>	<b>VA 30 Year Fixed</b>	<b>15 Year Fixed</b>	<b>5/1 ARM</b>	<b>7/1 ARM</b>	<b>10/1 ARM</b>
	Down Payment:	\$23,000	\$4,025 <sup>^*</sup>	\$0 <sup>^**</sup>	\$23,000	\$23,000	\$23,000	\$23,000
	Mortgage Paymt:	\$400	\$507	\$504	\$619	\$382	\$382	\$382
	Rate:	3.250%	3.500%	3.125%	2.625%	2.875%	2.875%	2.875%
	APR:	3.436%	4.672%	3.466%	2.953%	2.689%	2.850%	2.905%
	Taxes: (Est.)	\$144	\$144	\$144	\$144	\$144	\$144	\$144
	Ins./HOA Dues:	\$40	\$40	\$40	\$40	\$40	\$40	\$40
	PMI:	\$0	\$78	\$0	\$0	\$0	\$0	\$0
	<b>Mo. Payment:</b>	<b>\$584</b>	<b>\$769<sup>^*</sup></b>	<b>\$688<sup>^**</sup></b>	<b>\$803</b>	<b>\$566</b>	<b>\$566</b>	<b>\$566</b>
<b>Personalize Your Mortgage</b> Click on the calculate button below to enter your offer price and down payment: <div><b>CALCULATE</b></div>								

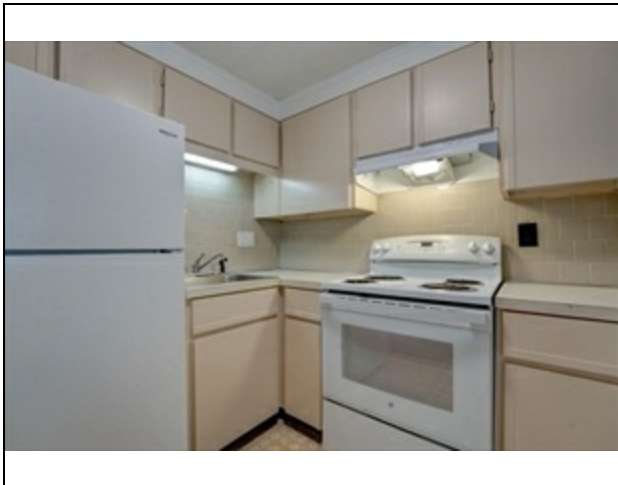
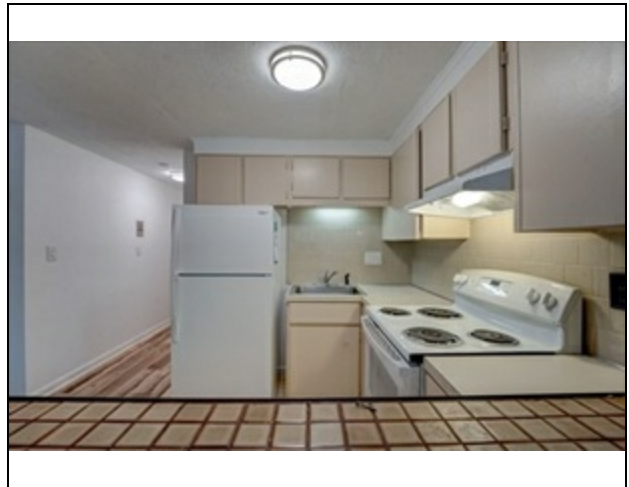
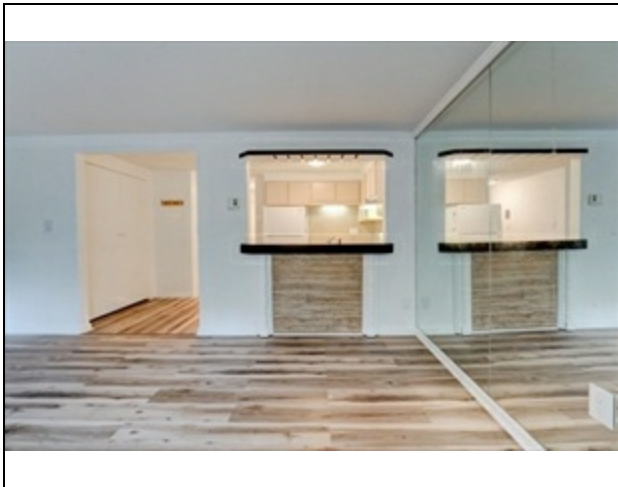
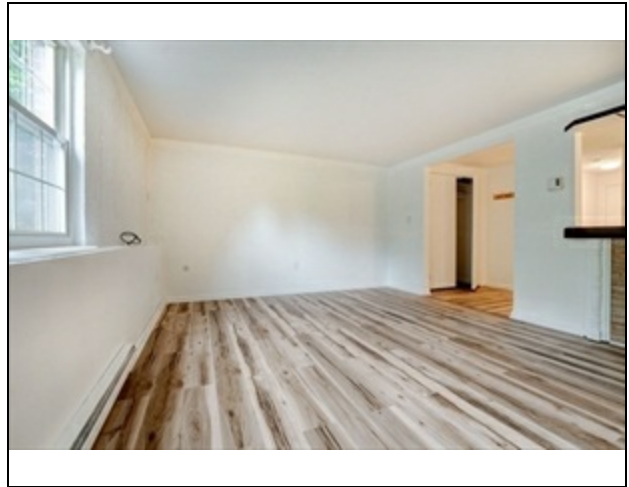
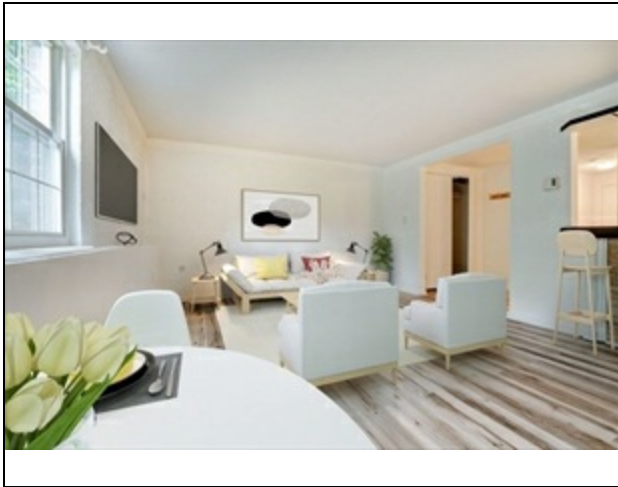
Asking Price of **\$115,000** with a Down Payment of **20.0%** and a Loan Amount of **\$92,000**. <sup>^\*</sup>FHA loans allow for a 3.5% Down Payment. <sup>^\*\*</sup>VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Est. = Estimated, Ins. = Home Owners Insurance Click here for relationship disclosure.

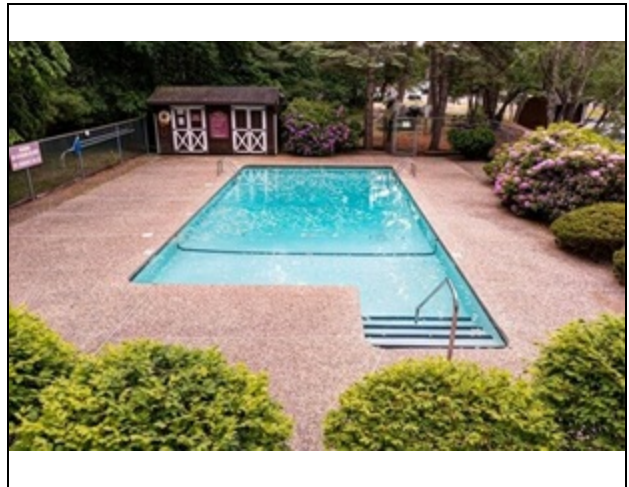
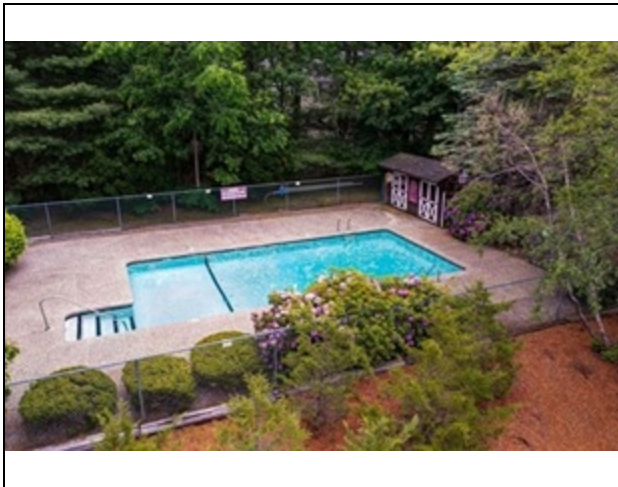
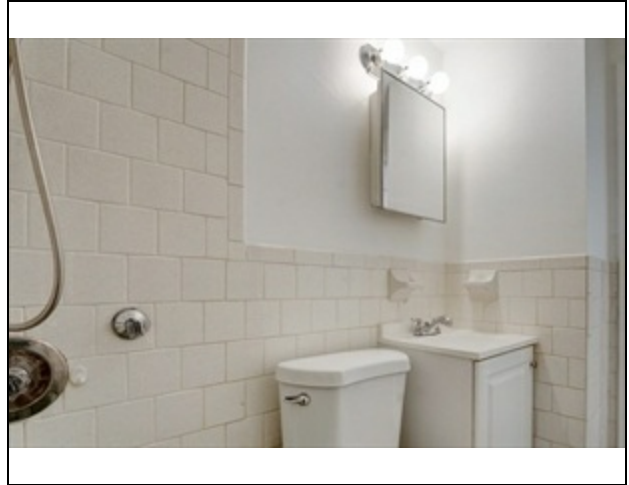
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