

Patricia Sutherland
Keller Williams Realty - Boston NW, Concord, MA 01742
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**MLS # 72933450 - New
Condo - Garden**



**53 Swanson Ct - Unit 33C
Boxborough, MA 01719-1309
Middlesex County**

List Price: **\$148,000**

Unit Placement: **Top/Penthouse, Middle** Total Rooms: **3**
Unit Level: **3** Bedrooms: **1**
Grade School: **School Choice** Bathrooms: **1f 0h**
Middle School: **R.J. Grey JHS** Master Bath: **No**
High School: **ABRHS** Fireplaces: **0**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**

Directions: **Rte 111 to Swanson Rd. Right onto Swanson Ct at Brook Village. Last bldg on right. Park in back.**

Remarks

A wonderful opportunity to purchase a light and bright top floor 1-bedroom 1-bath condo coupled with attic storage and shared in-building laundry on the lower level. Brook Village is a well-maintained community in a countryside setting with trees, grass and picnic areas. An ideal commuter location with quick highway access to Rtes 495 and 2, convenient to local commuter rail stations, and just around the corner from Cisco. All the conveniences of condo living and local amenities including Harvard Ridge swim club, award-winning regional school system, scenic trails, conservation land, shopping and more! The unit boasts an updated eat-in kitchen, expansive living room, a generously sized bedroom with ample closet space, and a full bath. Low condo fees and utility costs make this an affordable opportunity buyers won't want to miss! Safe showing practices requested. Private showings begin Thursday, and any offers are requested by Tuesday at 3 p.m. Please allow 24 hours for offer review

Property Information

Approx. Living Area: **690 Sq. Ft. (\$214.49/Sq. Ft.)** Approx. Acres: **0** Garage Spaces: **0**
Living Area Includes: Heat Zones: **2 Electric Baseboard, Unit Control** Parking Spaces: **1 Off-Street, Common, Guest, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **1 Wall AC, Unit Control** Levels in Unit: **1**
Living Area Disclosures: **Does not include assigned attic storage space.**
Disclosures: **Room measurements approximate. Hot water provided by shared electric water heater included in the association fee. Small pets up to 20 lbs with board approval. Updated electric panel. New wall AC and microwave. Kitchen updated by prior owner. Unit is sold "as-is". Condo not FHA or VA approved.**

Complex & Association Information

Complex Name: **Brook Village** Units in Complex: **192** Complete: **Yes** Units Owner Occupied: **81** Source: **Manager**
Association: **Yes** Fee: **\$326 Monthly**
Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, 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:	3	12X17	Flooring - Wall to Wall Carpet, Chair Rail, High Speed Internet Hookup, Open Floor Plan
Dining Room:	3	12X11	Flooring - Wall to Wall Carpet, Chair Rail, Open Floor Plan, Lighting - Overhead
Kitchen:	3	13X8	Flooring - Vinyl, Pantry, Chair Rail, Remodeled, Lighting - Overhead
Master Bedroom:	3	13X13	Closet, Flooring - Wall to Wall Carpet
Bath 1:	3	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Cabinets - Upgraded, Lighting - Overhead
Laundry:	B		Lighting - Overhead, Flooring - Concrete

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Stables, Conservation Area, Highway Access, Public School, T-Station**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal items and staging.**
Facing Direction: **Northeast**

Beach: **No**
Construction: **Frame, Brick**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Brick**
Exterior Features: **Screens, Gutters, Professional Landscaping**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Hot Water: **Electric, Other (See Remarks)**
Insulation Features: **Full**
Interior Features: **Cable Available, Intercom, Internet Available - Fiber-Optic**
Management: **Professional - On Site, Owner Association**
Pets Allowed: **Yes w/ Restrictions Small Pets**
Restrictions: **Smoking - In Common Areas, Smoking - In Units**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well, Private Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range**
Waterfront: **No**
Water View: **No**

Green Certified: **No**
Laundry Features: **In Building**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1973**
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 #: **M:08 B:010 L:465**
Assessed: **\$114,300**
Tax: **\$1,982** Tax Year: **2022**
Book: **44659** Page: **116**
Cert: **33588**
Zoning Code: **R-1**
Map: **08** Block: **010** Lot: **465**

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**
Showing: Facilitator: **Appointment Required**,  **Schedule with ShowingTime**
Special Showing Instructions: **Safe showing practices requested per MLS attachment. Please lock doors and windows upon departure.**

Firm Remarks

Detailed offer instructions attached. Please submit single PDF to Patty@SutherlandRealtyGroup.com including offer/contingencies, disclosures, pre-approval letter or proof of funds and copy of deposit check. Deliver check to Keller Williams Realty Boston NW, Concord, MA.

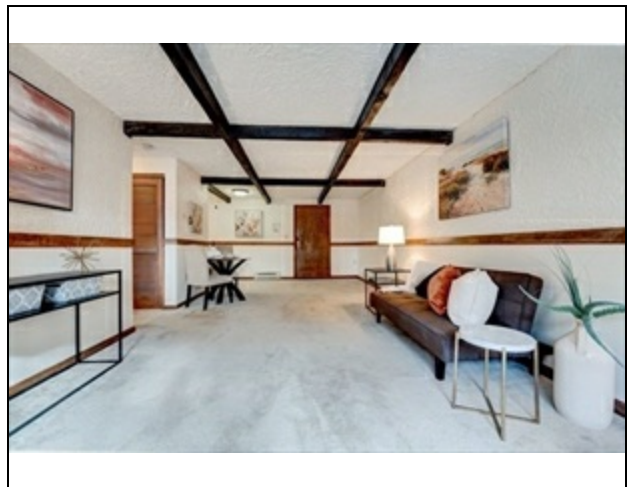
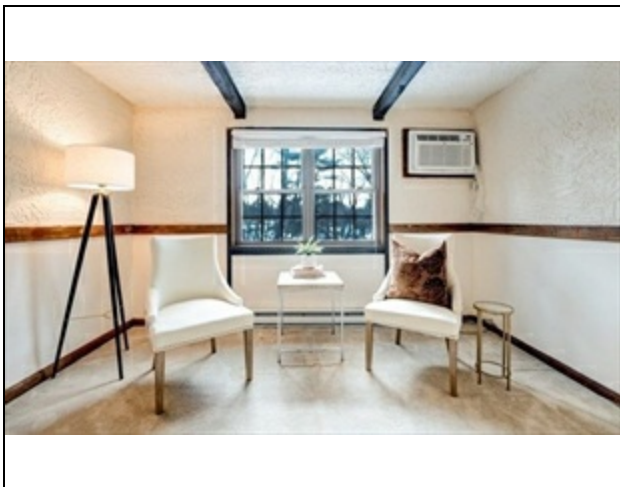
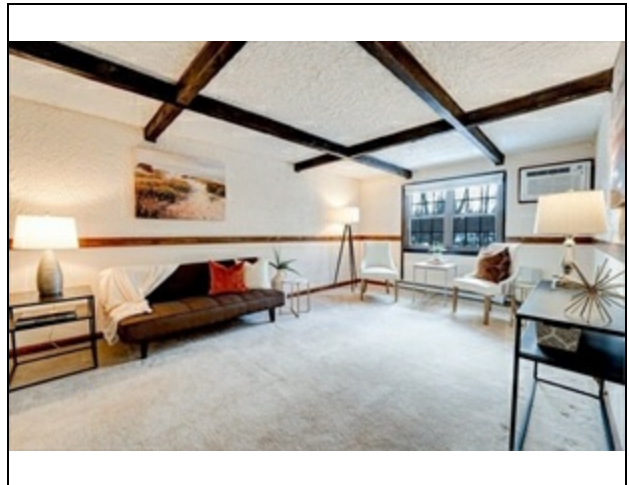
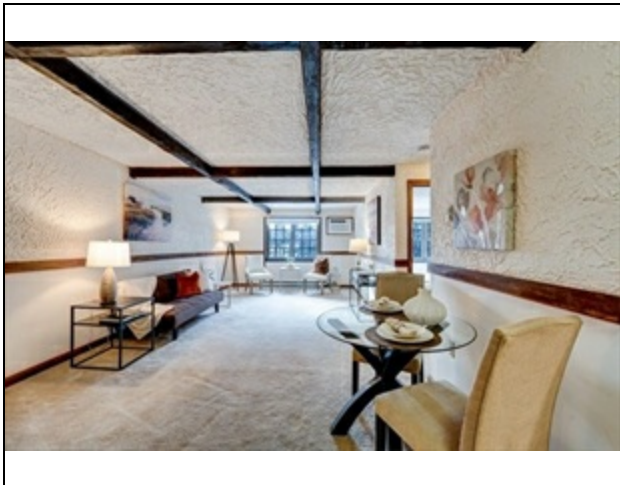
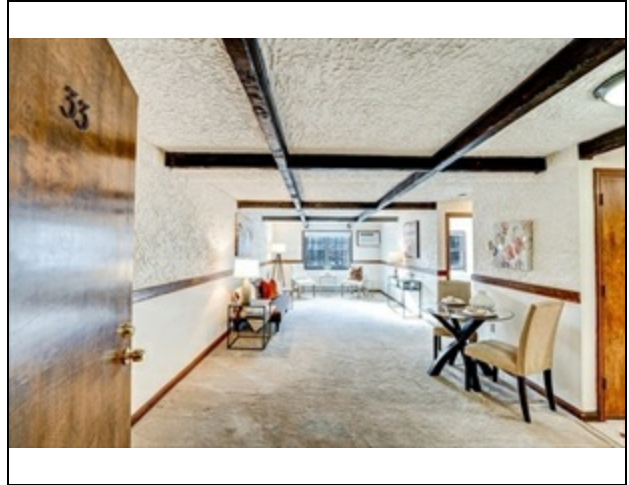
Market Information

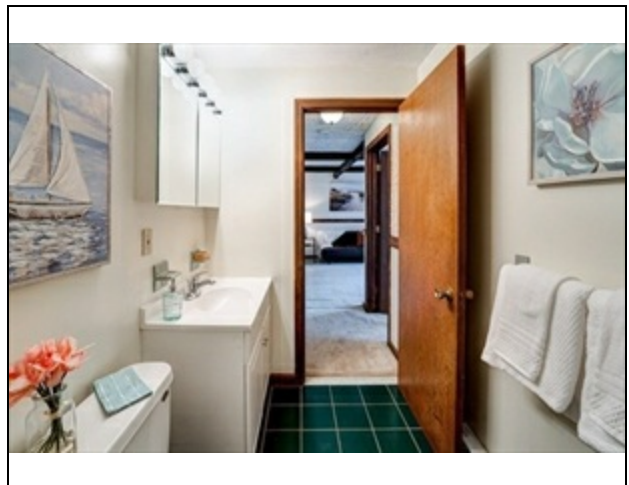
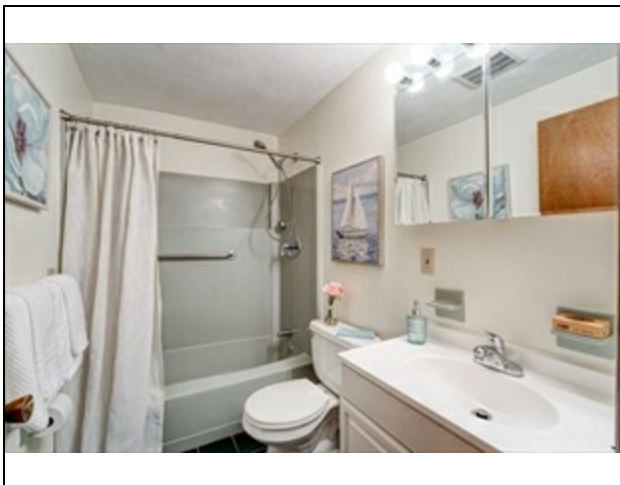
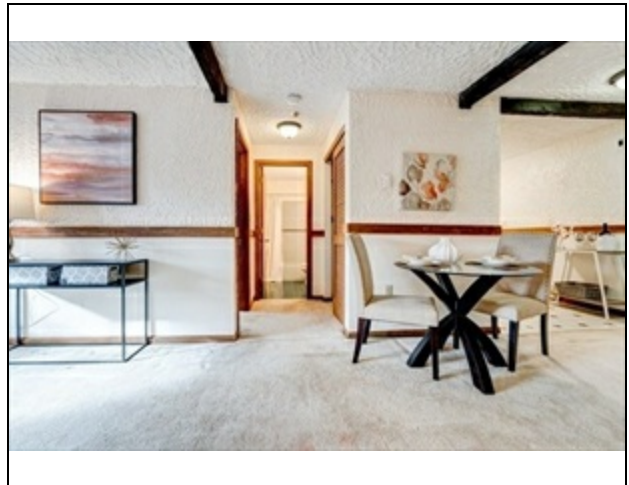
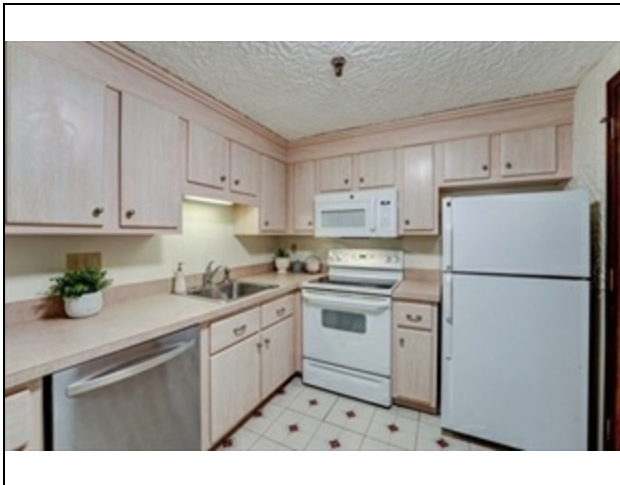
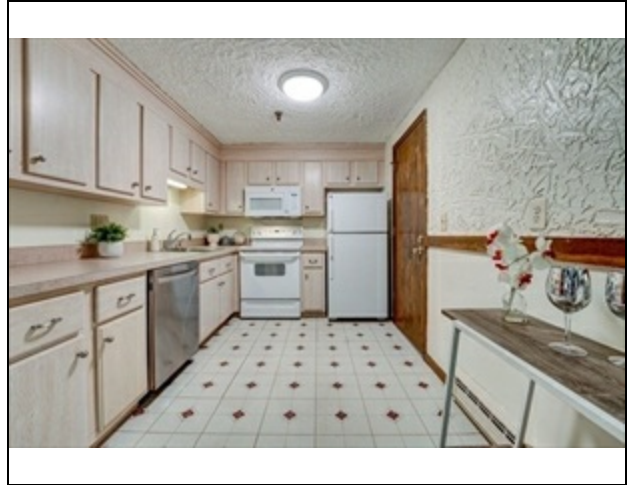
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Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$148,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Market History for 53 Swanson Ct U:33C, Boxborough, MA 01719-1309

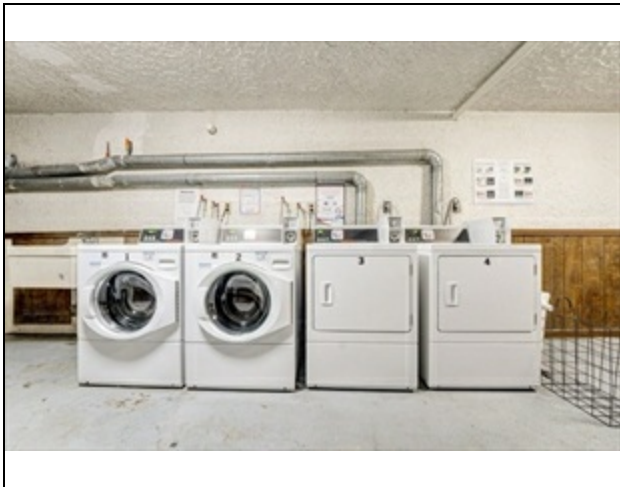
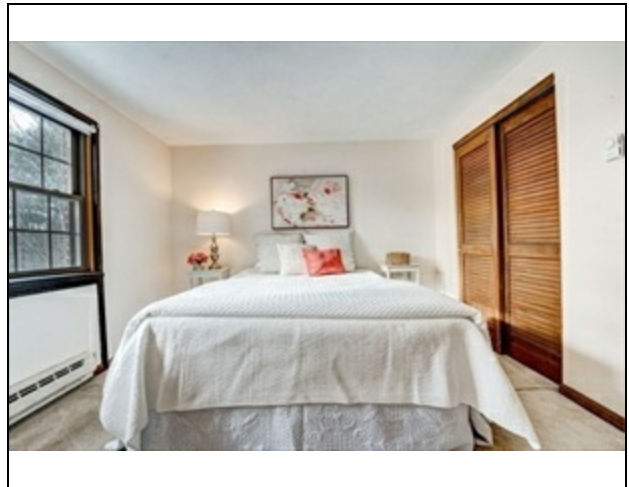
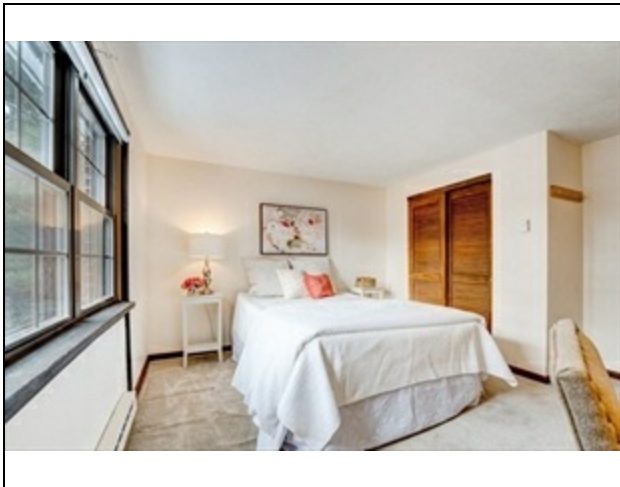
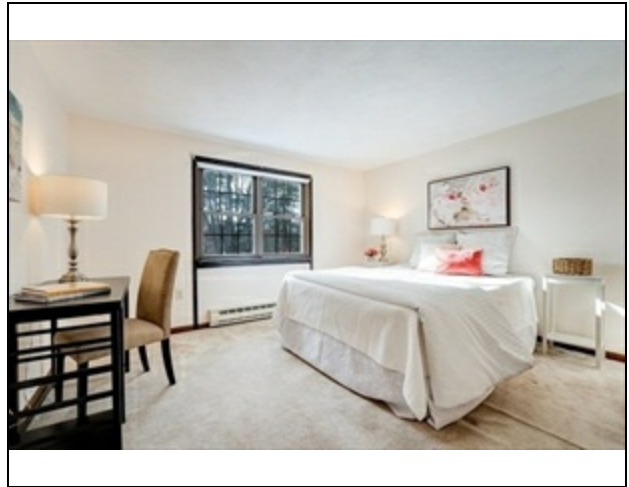
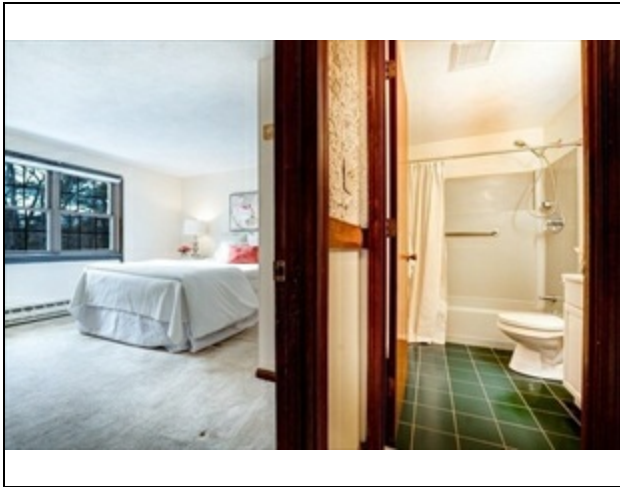
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Market History for Keller Williams Realty Boston Northwest (BB3298)				0		
Market History for this property				0		





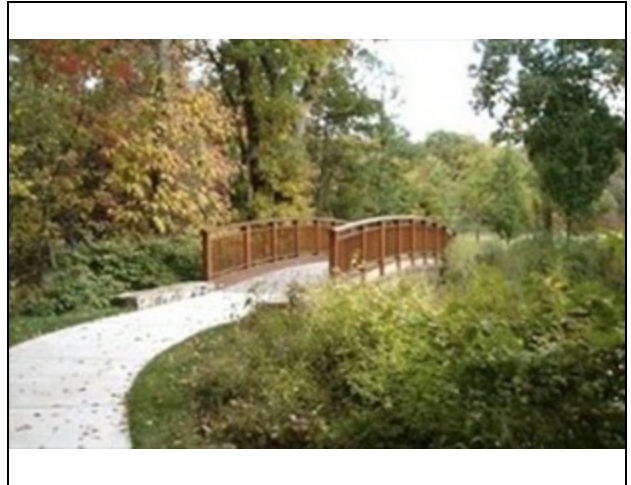
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