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 Keller Williams Realty - Boston NW, Concord, MA 01742
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MLS # 72939236 - New
Condo - Townhouse, Mid-Rise



84 Tennis Plaza Rd - Unit 28 List Price: **\$265,000**
Dracut, MA: Collinsville, 01826-3342
Middlesex County

Unit Placement: **Top/Penthouse, Middle** Total Rooms: **4**
 Unit Level: **3** Bedrooms: **2**
 Grade School: **Englesby** Bathrooms: **1f 0h**
 Middle School: **Richardson** Master Bath: **No**
 High School: **Dracut HS** Fireplaces: **0**
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features: **No**
 Directions: **Lakeview Ave to Tennis Plaza Rd. Left onto 84 Tennis Plaza Rd. Bldg 84 Unit 28 is on the right.**

Remarks

A wonderful opportunity to purchase a light and bright top floor 2-bedroom 1-bath condo with over 1,000 sf living area on a single floor coupled with an over-sized 1-car garage, storage and private laundry on the lower level. Winding Brook Condominium is a well-maintained community that is conveniently located to the Dracut public schools and UMass Lowell, restaurants, shopping, the trails at Beaver Brook Farms and the New Hampshire border. The Association recently installed new roofs and building siding for which the special assessment has been paid. The unit boasts an eat-in kitchen, living room with beautiful hardwood floors and cathedral ceiling, sliders to a deck that overlooks a grassy and wooded common area, and two generously sized bedrooms with ample closet space. The community is FHA approved. Safe showing practices requested. Private showings begin Thursday, and any offers are requested by Monday at 3 p.m. Please allow 24 hours for offer review.

Property Information

Approx. Living Area: **1,054 Sq. Ft. (\$251.42/Sq. Approx. Acres: 0 Ft.)** Garage Spaces: **1 Under, Garage Door Opener**
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **1 Assigned**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **1**
 Living Area Disclosures: **Does not include lower level laundry/utility room.**
 Disclosures: **Photographs virtually staged for marketing purposes. Seller is trustee of family trust and has not lived in the property. Seller/Seller Agent make no warranties or representations. Buyer/Buyer Agent responsible for all due diligence and inspections to verify accuracy of information provided.**

Complex & Association Information

Complex Name: **Winding Brook Condominium** Units in Complex: **260** Complete: **Yes** Units Owner Occupied: **227** Source: **Manager**
 Association: **Yes** Fee: **\$346 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	13X18	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Exterior Access, Lighting - Overhead
Kitchen:	3	7X11	Ceiling Fan(s), Flooring - Vinyl, Dining Area, Lighting - Overhead
Master Bedroom:	3	16X14	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	3	14X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	3	5X8	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1	20X18	Dryer Hookup - Electric, Dryer Hookup - Gas, Washer Hookup, Lighting - Overhead

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Public School**
 Appliances: **Microwave, Refrigerator, Washer**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **No**
 Beach: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions: **None.**
 Facing Direction: **Northeast**
 Laundry Features: **In Unit**
 Lead Paint: **None**

Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Deck, Screens, Gutters**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Hot Water: **Natural Gas**
Insulation Features: **Full**
Interior Features: **Cable Available, Intercom**
Management: **Professional - Off Site, Owner Association**
Pets Allowed: **Yes w/ Restrictions Small Dogs (Under 25 lbs), Breed Limitations (See Remarks)**
Restrictions: **Smoking - In Common Areas**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Gas Dryer, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

UFFI: **No** Warranty Features: **No**
Year Built/Converted: **1986**
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:44 B:229 L:3.28**
Assessed: **\$197,900**
Tax: **\$2,575** Tax Year: **2021**
Book: **29132** Page: **0249**
Cert:
Zoning Code: **R-3**
Map: **44** Block: **229** Lot: **3.28**

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 as 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

Listing Date: **2/3/2022**

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

Expiration Date:

Original Price: **\$265,000**

Off Market Date:

Sale Date:

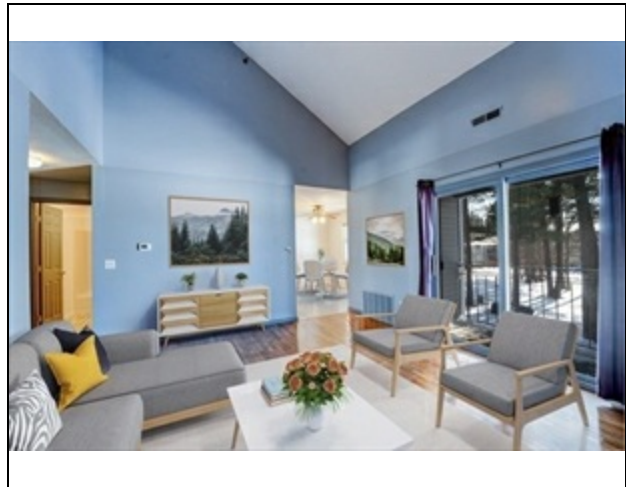
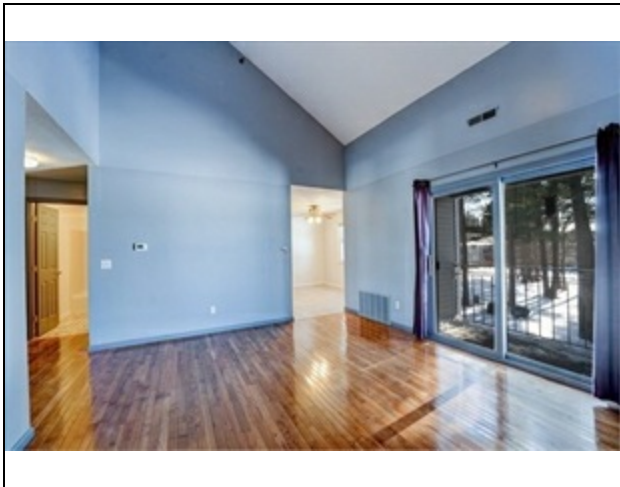
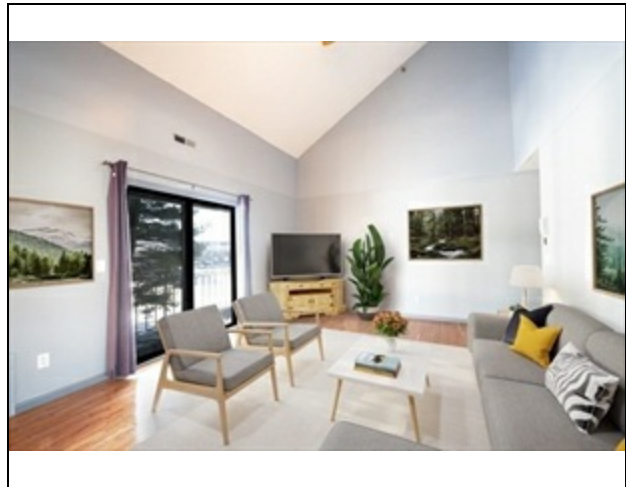
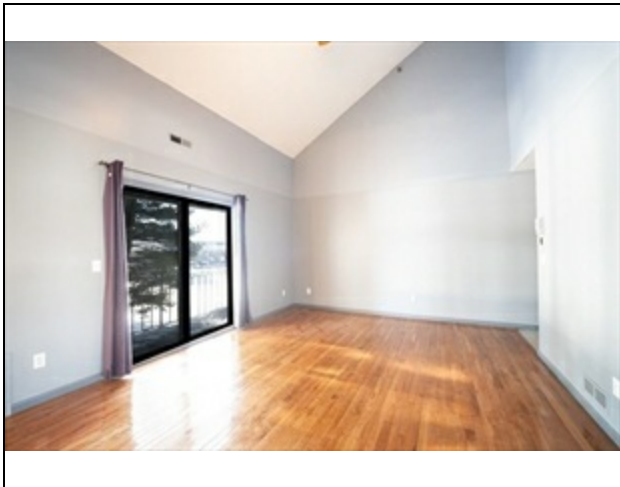
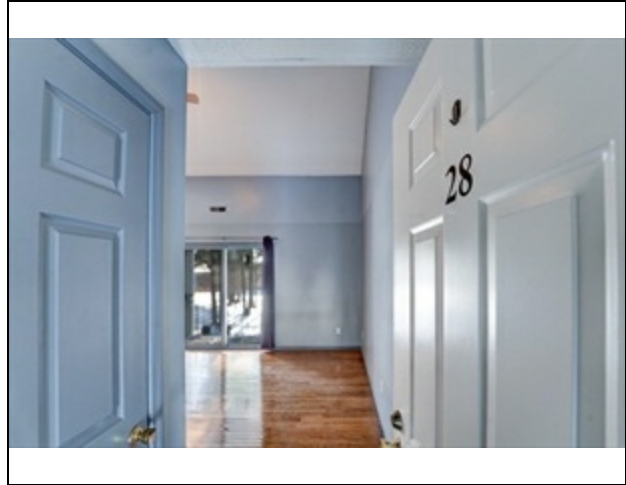
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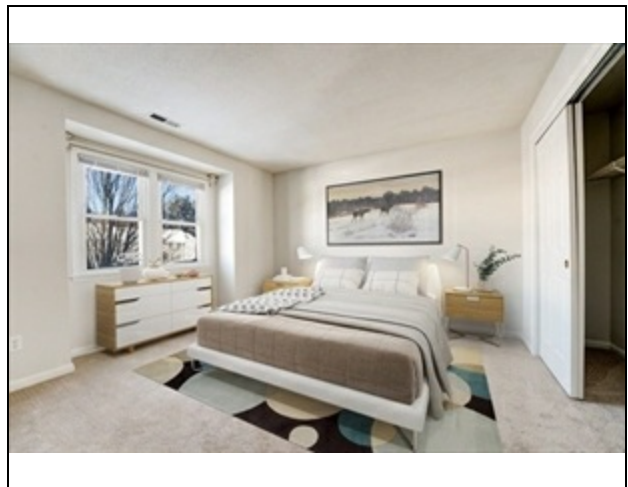
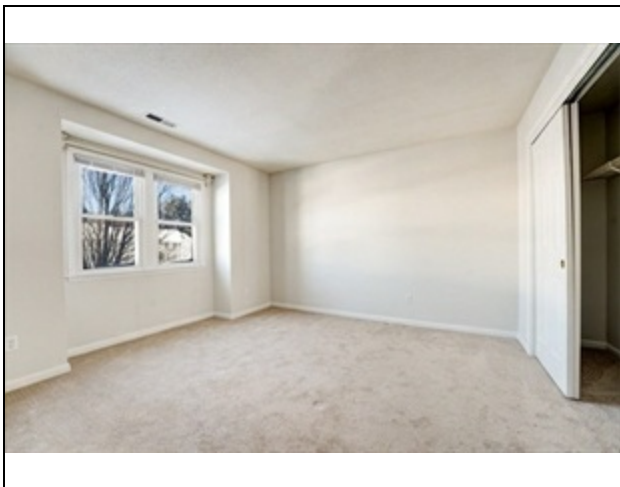
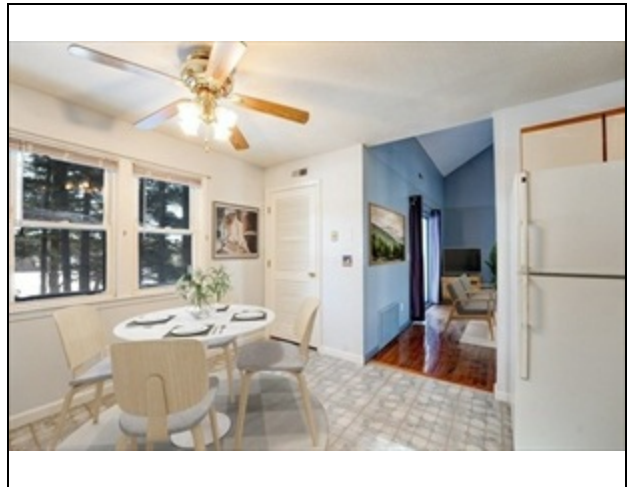
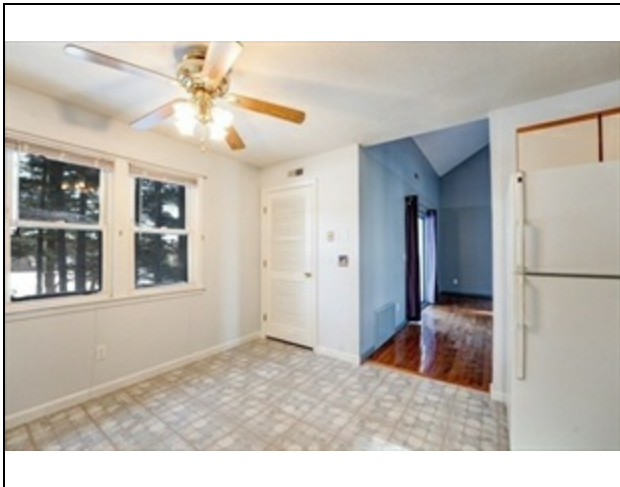
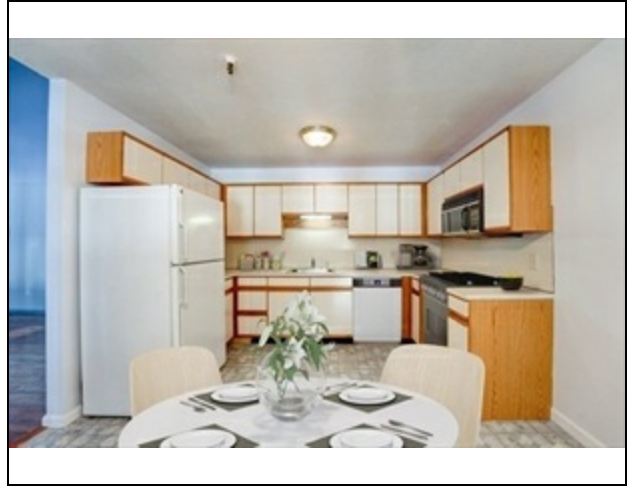
Office Market Time: Office has listed this property for **0** day(s)

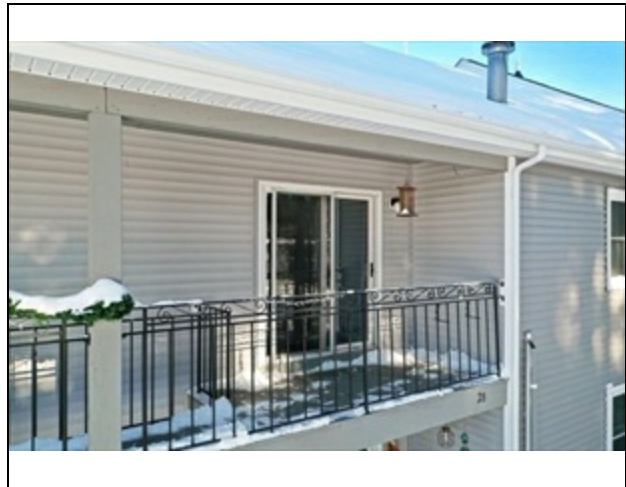
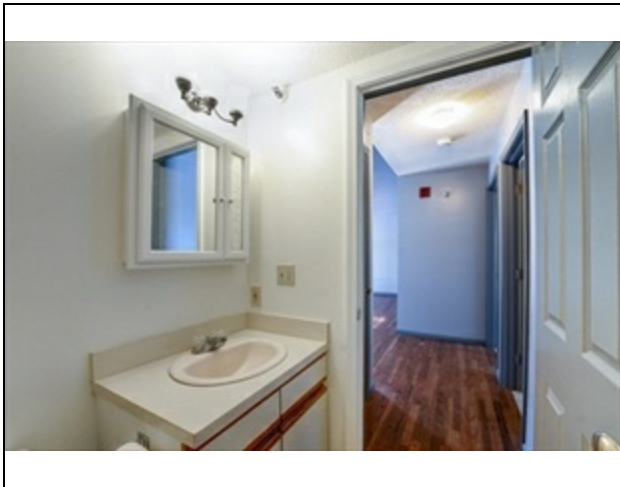
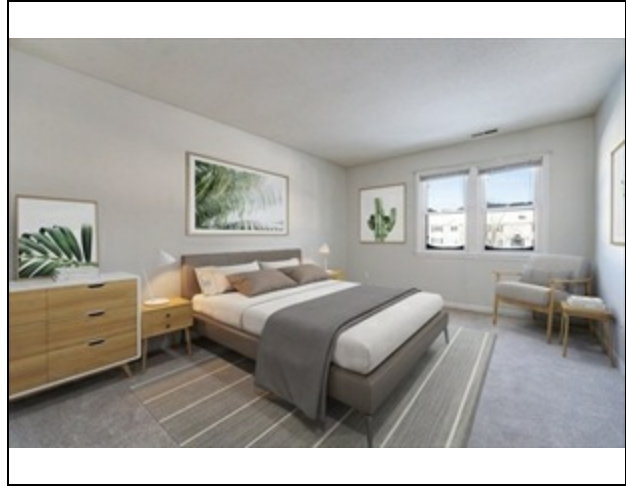
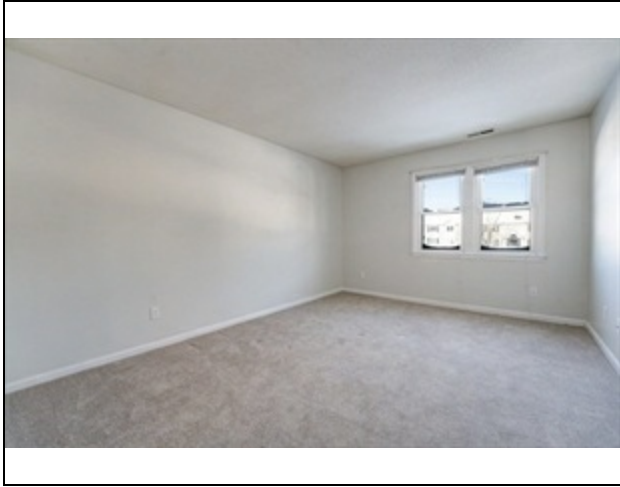
Cash Paid for Upgrades:

Seller Concessions at Closing:

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