



## 135 BROAD STREET, UNIT 1A2, HUDSON, MA OVERLAND PARK CONDOMINIUM

Welcome to this beautifully updated townhouse that offers everything you've been looking for—a spacious, stylish home in a prime location. Nestled in a peaceful community just minutes from major highways, shopping, restaurants and vibrant downtown Hudson, this 2BR, 1.5 BA gem provides both comfort and convenience. Inside, you'll find a bright, open-concept layout with fresh paint and new luxury vinyl flooring. The modern kitchen is a chef's dream featuring stainless steel appliances, ample cabinetry, and solid surface countertops. The spacious living room flows effortlessly to a private balcony—perfect for relaxing. Upstairs, the main bedroom is a tranquil retreat with a skylight and walk-in closet, while the second bedroom offers attic storage access. With an in-unit washer/dryer, a half bath on the main level, and an attached oversized garage, this home has it all.

Surrounded by trees and fall foliage, it offers privacy, competitive condo fees, and easy move-in—don't miss out!



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## PROPERTY FEATURES

**ROOMS:** 5  
**BEDROOMS:** 2  
**BATHS:** 1 Full, 1 Half  
**LIVING AREA:** 1,115 Square Feet\*  
**STYLE:** Condo, Townhouse  
**YEAR BUILT:** 1987  
**GRADE SCHOOL:** Forest Avenue  
**MIDDLE SCHOOL:** David J. Quinn  
**HIGH SCHOOL:** Hudson High School  
**GARAGE SPACES:** 1-Car, Attached, Under  
**PARKING SPACES:** 1 Off-Street, Common

## ROOM DESCRIPTIONS

*\*Measurements are approximate.*

ROOMS	LEVEL	SIZE
LIVING ROOM	2	14x17
DINING ROOM	2	15x8
KITCHEN	2	14x9
MAIN BEDROOM	3	11x14
BEDROOM 2	3	12x12
BATH 1	2	3X8
BATH 2	3	8X5
LAUNDRY	2	

## COMPLEX INFORMATION

**COMPLEX NAME:** Overland Park Condominium  
**UNITS IN COMPLEX:** 32  
**MANAGEMENT:** Owner Association  
**PETS:** Yes, with Restrictions

### MONTHLY ASSOCIATION FEE OF \$254.80 INCLUDES:

Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee

## TAX INFORMATION

**ASSESSED:** \$318,300    **BOOK / PAGE:** 80838 / 6  
**2024 TAX:** \$4,456    **ZONE:** CND

## SYSTEMS

**APPLIANCES:** Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer / Dryer Combo

**AREA AMENITIES:** Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, Public School

**CONSTRUCTION:** Frame

**ELECTRIC:** Circuit Breakers

**EXTERIOR FEATURES:** Balcony, Screens, Gutters

**FLOORING:** Tile, Wall to Wall Carpet, Laminate

**INSULATION:** Full

**HEATING:** Hot Water Baseboard, Heat Pump, Unit Control, 2 Zones

**COOLING:** Central Air, Unit Control, 1 Zone

**HOT WATER:** Natural Gas, Tank, Tankless

**SEWER:** Town

**WATER:** Town

**UTILITY CONNECTION:** Gas Range, Electric Dryer, Washer Hookup

## DISCLOSURES

Estate sale with Quitclaim Deed in hand. Sellers have not lived in the unit on a regular basis. Property sold "as-is". Buyer and Buyer Agent responsible for their own due diligence. Board of Trustees approval required for pets. No dogs. Condominium is not FHA/VA approved.

Photos virtually staged for marketing. View from balcony south-facing.



20 BAKER AVE, SUITE 205, CONCORD, MA

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