

Quality Residences & Properties, LLC

38 Deer Path Hudson, Massachusetts 01749 (978) 562 7845 www.deerpathfarms.com



MLS # 71189755 - Active
Condo - Townhouse

18 Deer Path - Unit 18

Hudson, MA 01749-2643

Middlesex County

Total Rooms: 12

Full/Half/Master Baths: 2/0/Yes

Unit Placement: Street

Grade School:

High School:

Directions: Call Listing Office

List Price: \$609,000

Bedrooms: 2

Fireplaces: 0

Unit Level: 1

Middle School:

Remarks

WOW!!! Must be seen-- Unbelievable --Sunfilled Exceptional Quality and Privacy in Award Winning Deer Path Farms. The only community being built, in the country, where each home is individually designed and built for the home owners happiness. This Energy Efficient Green "one of a kind" Custom Built Attached Single Family Townhome will give you the pride of ownership. Luxury features too numerous to list. See photos and web. THIS HOME IS AVAILABLE NOW!!! EXPANDABLE

Property Information

Approx. Living Area: 3616 sq. ft. (\$168.42/sq. ft.)

Living Area Includes:

Living Area Source: Master Deed

Living Area Disclosures:

Approx. Acres:

Heat Zones: Forced Air, Gas

Cool Zones: Central Air

Garage Spaces: 2 Attached

Parking Spaces: 3 Off-Street

of Living Levels: 3

Complex & Association Information

Complex Name:

Association: Yes Fee: \$276

Units in Complex: 44 Complete: No

Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Skylight, Cathedral Ceilings, Hard Wood Floor, Balcony / Deck
Dining Room:	1		Cathedral Ceilings, Hard Wood Floor, Balcony / Deck
Family Room:	1		Skylight, Cathedral Ceilings, Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Stone / Granite / Solid Countertops
Master Bedroom:	2		Skylight, Cathedral Ceilings, Hard Wood Floor
Bedroom 2:	1		Cathedral Ceilings, Hard Wood Floor
Bath 1:	1		Full Bath, Hard Wood Floor
Bath 2:	2		Full Bath, Skylight, Cathedral Ceilings, Hard Wood Floor, Stone / Granite / Solid Countertops
Laundry:	2		Cathedral Ceilings, Hard Wood Floor
Exercise Room:	B		Wall to Wall Carpet
Other:	B		--
Office:	B		Hard Wood Floor
Foyer:	1		Skylight, Cathedral Ceilings, Hard Wood Floor, Balcony / Deck
Mud Room:	1		Skylight, Cathedral Ceilings, Stone / Ceramic Tile Floor, Interior Balcony
Library:	2		Skylight, Hard Wood Floor, Balcony / Deck

Features

Association Pool:

Basement: Yes

Beach: No

Exterior: Wood

Management: Professional - On Site

Pets Allowed: Yes w/ Restrictions (See Remarks)

Sewer and Water: City/Town Water, City/Town Sewer

Waterfront: No

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: None

UFFI: Warranty Available:

Year Built/Converted: 1998/

Year Built Source: Public Record

Year Built Desc: Actual

Year Round: Yes

Tax Information

Pin #: M:0051 B:0000 L:0508

Assessed: \$406,600

Tax: \$5294 Tax Year: 2010

Book: 30811 Page: 437

Cert:

Zoning Code: MultiFam

Map: Block: Lot:

Office/Agent Information

Listing Office: Quality Crafted Residences & Properties (978) 562-7845

Listing Agent: Gerald D. Sarno (978) 562-7845

Team Member: Gerald D. Sarno (978) 562-7845

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: Call List Office

Showing: Facilitator: Call List Office

Special Showing Instructions: Call Jerry, Brett or Doug @ Listing Office

Compensation

Sub-Agent: Not Offered

Buyer Agent: 4%

Facilitator: 4%

Lender Owned: No

Short Sale With Lender Approval Required: No

Market Information

Listing Date: 2/18/2011

Days on Market: Property has been on the market for a total of 105 day(s)

Expiration Date:

Original Price: \$609,000

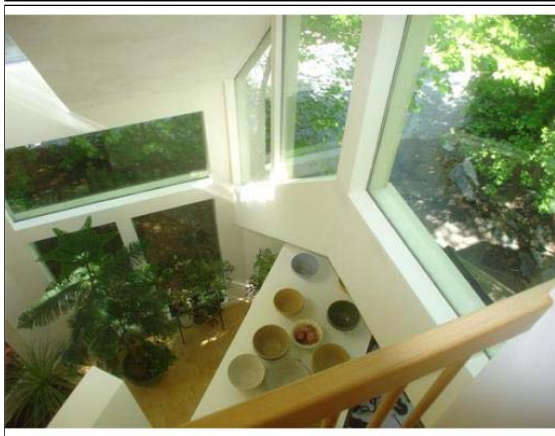
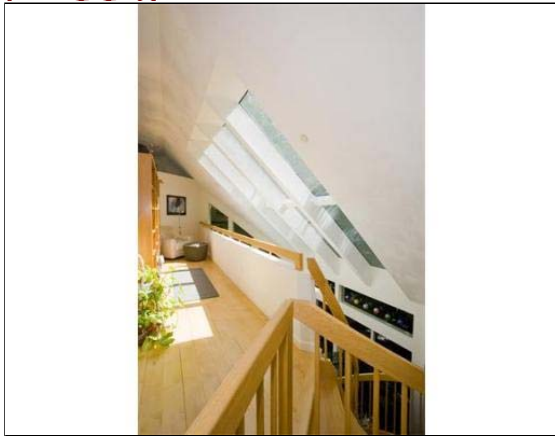
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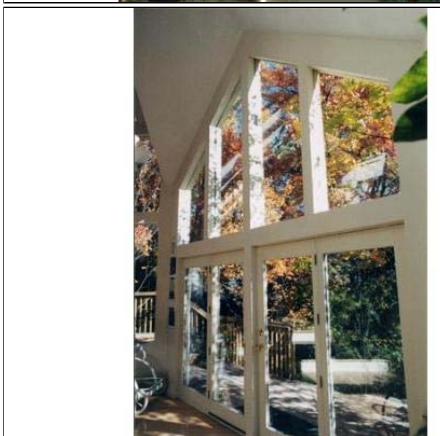
Sale Date:

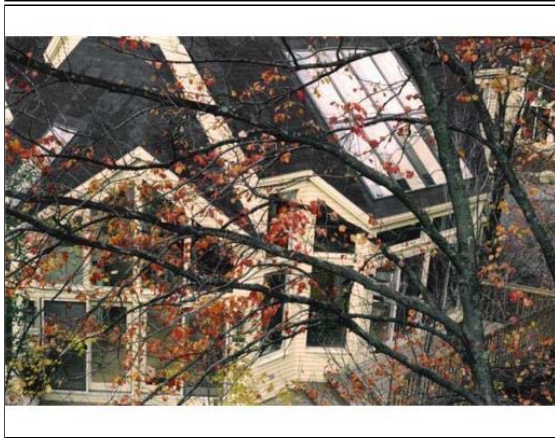
Listing Market Time: MLS# has been on for 67 day(s)

Office Market Time: Office has listed this property for 105 day(s)









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