

# Quality Residences & Properties, LLC

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



MLS # 71210015 - Active  
Condo - Townhouse, Attached

22 Deer Path - Unit 22  
Hudson, MA 01749

Middlesex County

Total Rooms: 6

Full/Half/Master Baths: 2/1/Yes

Unit Placement: --

Grade School:

High School:

Directions: **Please Call Listing Office**

List Price: **\$525,000**

Bedrooms: 2

Fireplaces: 1

Unit Level: 1

Middle School:

## Remarks

**THIS HOME MUST BE SEEN TO APPRECIATE ALL OF ITS UNIQUE BEAUTY. AWARD WINNING DEER PATH FARMS. Designed with owner's happiness in mind. Custom home filled with sunlight, cathedral ceilings and skylights. Beautifully landscaped secluded patio off the kitchen. Green Energy Efficient Home using Passive Solar. Expansion capabilities.**

## Property Information

Approx. Living Area: **4501 sq. ft. (\$116.64/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 Attached, Garage Door Opener, Insulated**

Living Area Includes:

Heat Zones: **1 Central Heat, Forced Air, Gas, Passive Solar**

Parking Spaces: **3 Deeded, Common**

Living Area Source: **Master Deed**

Cool Zones: **1 Central Air, Passive Cooling**

# of Living Levels: **2**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **Deer Path Farms**

Units in Complex: **46** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$324.78**

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

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23x15	Fireplace, Skylight, Cathedral Ceilings, Hard Wood Floor
Dining Room:	1	16x9	Skylight, Hard Wood Floor
Family Room:	2	16x13	Cathedral Ceilings, Hard Wood Floor
Kitchen:	1	26x12	Hard Wood Floor, Dining Area, Pantry, Stone / Granite / Solid Countertops
Master Bedroom:	1	16x13	Wall to Wall Carpet
Bedroom 2:	2	15x12	Hard Wood Floor
Bath 1:	1		Half Bath, Hard Wood Floor
Bath 2:	1		Full Bath, Skylight, Linen Closet, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Full Bath, Skylight, Stone / Ceramic Tile Floor
Laundry:	1		--

## Features

Area Amenities: **Shopping, Tennis Court, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Private School**

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**

Association Pool: **Yes Inground**

Basement: **Yes**

Beach: **No**

Energy Features: **Insulated Windows, Insulated Doors, Solar Features**

Exterior Features: **Patio**

Flooring: **Wood, Tile, Hardwood**

Hot Water: **Natural Gas**

Insulation Features: **Full, Fiberglass, Styrofoam, Polystyrene-XPS**

Interior Features: **Cable Available, Finish - Cement Plaster**

Management: **Professional - On Site**

Pets Allowed: **Yes w/ Restrictions (See Remarks)**

Sewer and Water: **City/Town Water, City/Town Sewer, Individual Meter**

Utility Connections: **for Gas Range, for Electric Oven, Washer Hookup**

Waterfront: **No**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: **No** Warranty Available:

Year Built/Converted: **2000/**

Year Built Source: **Public**

**Record**

Year Built Desc: **Actual**

Year Round: **Yes**

## Tax Information

Pin #:

Assessed: **\$489,800**

Tax: **\$6440.97** Tax Year: **2010**

Book: **48895** Page: **137**

Cert:

Zoning Code: **Multi Fam**

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: **Please Call Jerry, Brett or Doug at 978-562-7845**

## Market Information

Listing Date: **4/3/2011**

Days on Market: Property has been on the market for a total of **20** day(s)

Expiration Date:

Original Price: **\$525,000**

Off Market Date:

Sale Date:

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **4%**

Facilitator: **4%**

Lender Owned: **No**

Short Sale With Lender Approval Required: **No**

Listing Market Time: MLS# has been on for **20** day(s)

Office Market Time: Office has listed this property for **20** day(s)

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