

Quality Residences & Properties, LLC

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



**MLS # 71093860 - Active
Condo - Townhouse**

**48 Deer Path - Unit 48
Hudson, MA 01749-2643
Middlesex County**

Total Rooms: **8**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: --
Grade School:
High School:
Directions: **Please call listing office**

List Price: **\$649,000**

Bedrooms: **2**
Fireplaces: **2**
Unit Level: **1**
Middle School:

Remarks

WOW!!! 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!!! WITHOUT THE TIME IT TAKES TO CUSTOM BUILD.

Property Information

Approx. Living Area: **3330 sq. ft. (\$194.89/sq. ft.)**
Living Area Includes:
Living Area Source: **Master Deed**
Living Area Disclosures:

Approx. Acres:
Heat Zones: **1 Forced Air, Gas**
Cool Zones: **1 Central Air**

Garage Spaces: **2 Under**
Parking Spaces: **2 Off-Street**
of Living Levels: **3**

Complex & Association Information

Complex Name: **Deer Path Farms Condominium Trust** Units in Complex: **45** Complete:
Association: **Yes** Fee: **\$329.87** Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Cathedral Ceilings, Ceiling Fan(s), Hard Wood Floor, Wall to Wall Carpet
Dining Room:	1		Hard Wood Floor, Balcony / Deck
Family Room:	B		--
Kitchen:	1		Skylight, Cathedral Ceilings, Hard Wood Floor, Balcony / Deck, Pantry, Closet
Master Bedroom:	3		Full Bath, Fireplace, Skylight, Cathedral Ceilings, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2		--
Bath 1:	1		Half Bath, Hard Wood Floor, Stone / Granite / Solid Countertops
Bath 2:	2		Full Bath, Stone / Granite / Solid Countertops
Bath 3:	2		Full Bath, Cathedral Ceilings, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Laundry:	B		Balcony / Deck
Sitting Room:	2		Cathedral Ceilings, Wall to Wall Carpet
Office:	B		Stone / Ceramic Tile Floor, Hot Tub / Spa
Foyer:	1		Hard Wood Floor
Exercise Room:	B		Stone / Ceramic Tile Floor

Features

Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, Private School**
Association Pool:
Basement: **Yes**
Beach: **No**
Exterior: **Clapboard, Wood**
Exterior Features: **Deck, Patio, Hot Tub/Spa**
Insulation Features: **Full, Fiberglass, Styrofoam, Other (See Remarks)**
Management: **Professional - On Site**
Pets Allowed: **Yes w/ Restrictions (See Remarks)**
Restrictions: **Other (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: **No**
Year Built/Converted: **2002/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #: **M:0051 B:0000 L:0523**
Assessed: **\$468,300**
Tax: **\$6097** Tax Year: **2010**
Book: **49103** Page: **194**
Cert: **00043630**
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:
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 Listing Office**

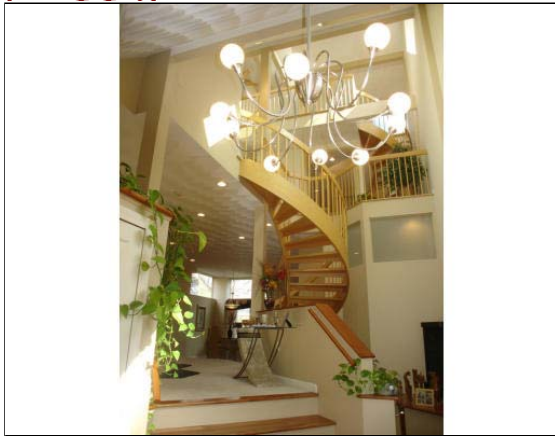
Compensation

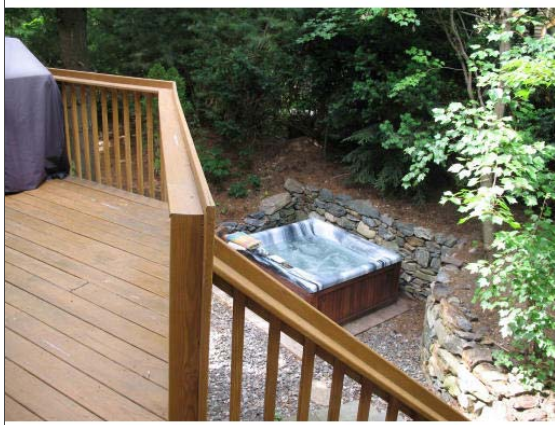
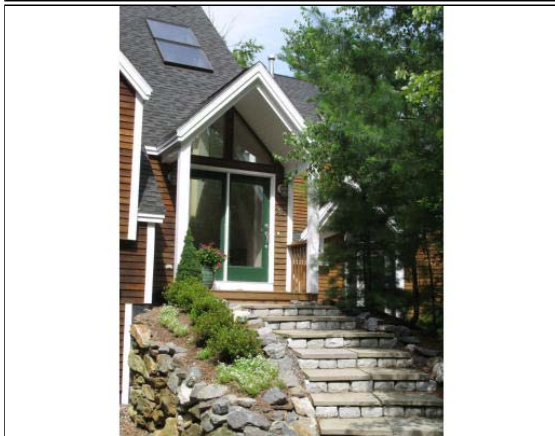
Sub-Agent: **Not Offered**
Buyer Agent: **4%**
Facilitator: **4%**
Lender Owned: **No**
Short Sale With Lender Approval Required: **No**

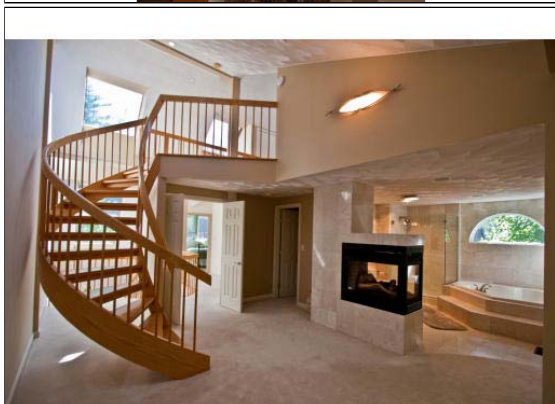
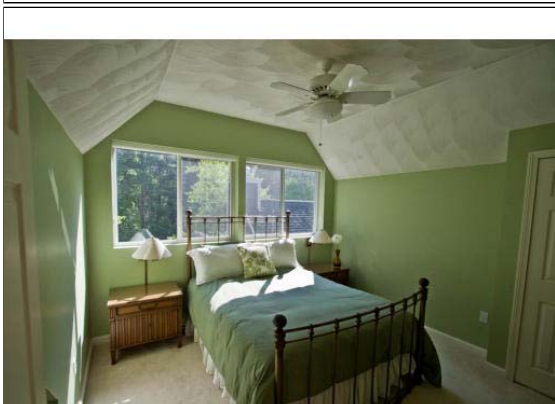
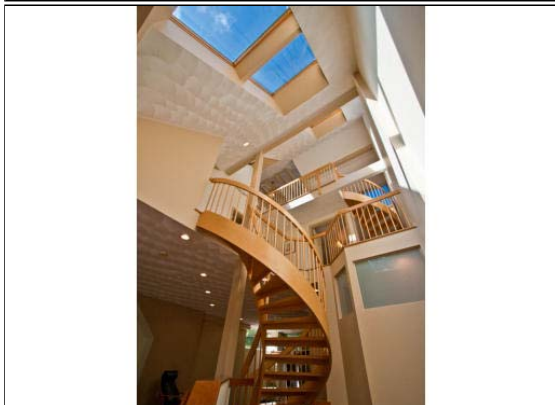
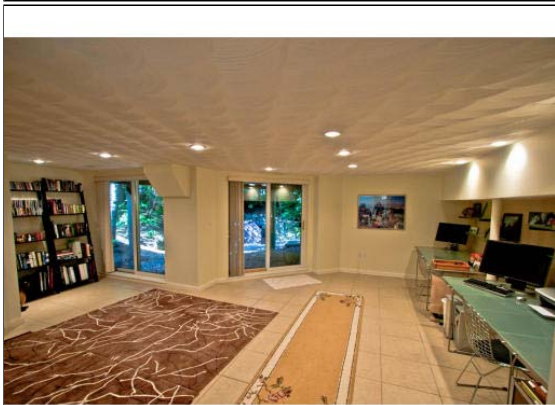
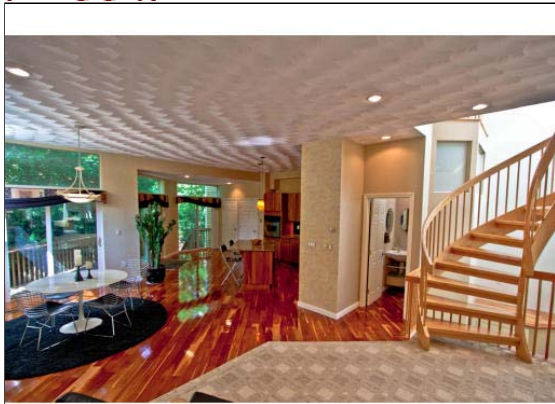
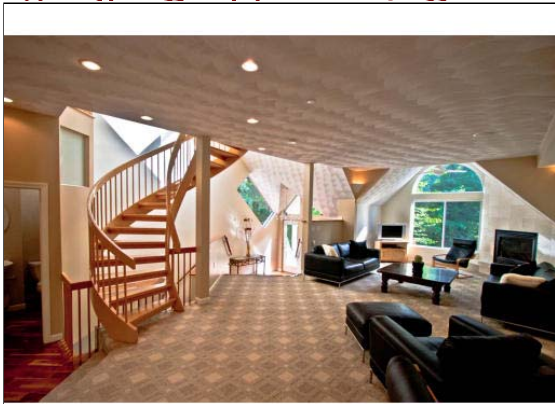
Market Information

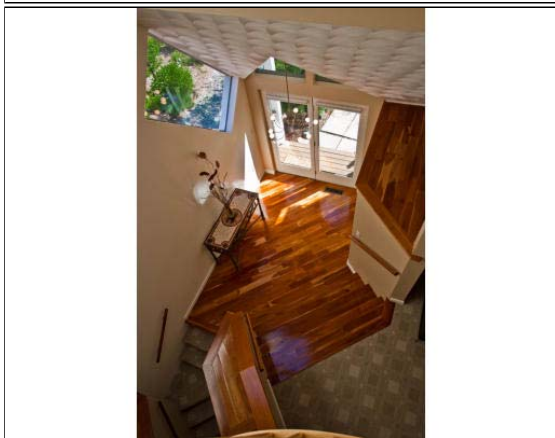
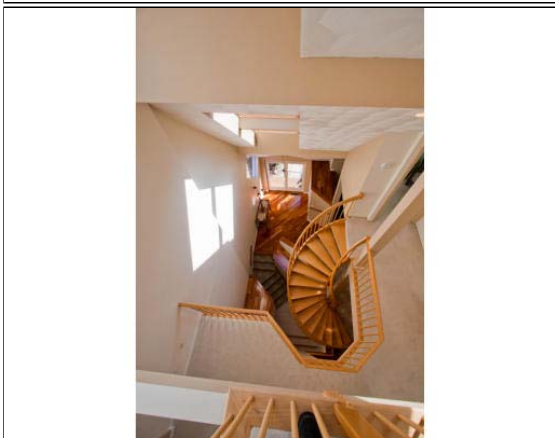
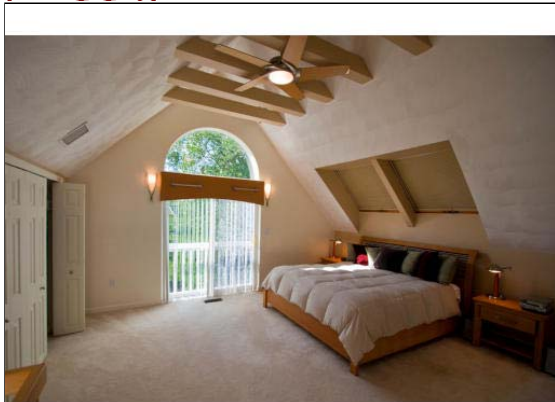
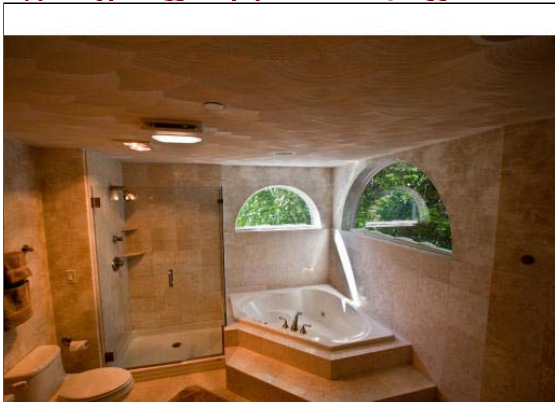
Listing Date: **6/10/2010**
Days on Market: Property has been on the market for a total of **320** day(s)
Expiration Date:
Original Price: **\$649,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **320** day(s)
Office Market Time: Office has listed this property for **320** day(s)









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