

# ***NEWER AFFORDABLE TOWNHOUSE IN BILLERICA***

**\$195,000**



**44 Nile Street | Billerica | MA | 01862**

Nice town house at the Villages at Pinehurst Development on the Burlington line. This well cared duplex feels like a single family home. Enjoy the open floor plan large kitchen with island opening to dining area and deck and back yard. 3 bedrooms 2 full bath one car garage. 2 years old Central air system. To qualify: first time home buyer; Max annual gross income: family house hold of 3—\$59,250; 4-\$65,800; 5- \$71,100; 6-\$76,350. Max liquid assets \$75,000, pre approved for a 30 years fixed mortgage. Application required. FHA and VA loans will not accept the deed restrictions

- 1163 SF of living
- 1 car attached garage
- Condo fees: \$90 yearly
- Taxes \$2398



**Avi Glaser**

**Omega Ventures Inc.,**

Tel: 617-970-2403

E-mail: [aviglaser@comcast.net](mailto:aviglaser@comcast.net)

Web: [www.myfirsthome.info](http://www.myfirsthome.info)