


**MLS # 72883225 - New
Condo - Townhouse**
**6 Patriots Way - Unit C
Sterling, MA 01564
Worcester County**

 Unit Placement: **Middle**
 Unit Level: **1**
 Grade School: **Houghton**
 Middle School: **Chocksett**
 High School: **Wachusett**
 Outdoor Space Available:
 Handicap Access/Features:
 Directions: **Rt 12 to Chocksett Rd. to George Peeso Rd**
List Price: **\$179,200**
 Total Rooms: **5**
 Bedrooms: **2**
 Bathrooms: **1f 1h**
 Master Bath: **No**
 Fireplaces: **0**
Remarks

Affordable Housing opportunity for a beautiful classic Townhouse style condo in this desirable complex. This well maintained unit is move in ready! Bright, carpeted living room with picture window, kitchen has dining area and slider out to the deck. The main floor also has a 1/2 bath. Upstairs are 2 bedrooms and a full bath. Finished basement great for a bonus room or home office. Excellent commuter access right on Rte. 12 and less than a minute to 190. Unit subject to affordable housing and resale restrictions. Income and asset limits apply. Must be owner occupied.. Call for details.

Property Information

Approx. Living Area: **1,206 Sq. Ft.** Approx. Acres: **1 (43,560 Sq. Ft.)** Garage Spaces: **0**
 (\$148.59/Sq. Ft.)
 Living Area Includes: Heat Zones: **Forced Air, Oil** Parking Spaces: **1 Deeded**
 Living Area Source: **Public Record** Cool Zones: **Central Air** Levels in Unit: **2**
 Living Area Disclosures: **does not include finished basement**
 Disclosures: **Unit subject to affordable housing and resale restrictions. Income and asset limits apply. Must be owner occupied. Please see attached CHAPA documents for application and requirements.**

Complex & Association Information

Complex Name: Units in Complex: **45** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$199 Monthly**
 Assoc. Fee Incls: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
 Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X13	Flooring - Wall to Wall Carpet, Window(s) - Picture
Dining Room:	1	13X8	Flooring - Laminate, Exterior Access, Slider
Kitchen:	1	9X8	Flooring - Laminate
Master Bedroom:	2	17X14	Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X12	Flooring - Wall to Wall Carpet
Bath 1:	1	7X3	Bathroom - Half
Bath 2:	2	9X5	Bathroom - Full, Bathroom - With Tub & Shower
Bonus Room:	B	15X12	Flooring - Wall to Wall Carpet

Features

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Highway Access, Public School**
 Appliances: **Range, Dishwasher, Washer, Dryer**
 Basement: **Yes Finished**
 Beach: **No**
 Construction: **Frame**
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**
 Exterior: **Vinyl**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Insulation Features: **Full**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes w/ Restrictions**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Electric Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Laundry Features: **In Unit**
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built/Converted: **2006**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:00066 L:7.035**
 Assessed: **\$154,400**
 Tax: **\$2,551** Tax Year: **2021**
 Book: **57568** Page: **307**
 Cert: **00000087475**
 Zoning Code: **R**

Map: Block: Lot:

CompensationSub-Agent: **Not Offered** Buyer Agent: **2**Facilitator: **1**Compensation Based On: **Net Sale Price****Office/Agent Information**Listing Office: **Keller Williams Realty North Central**  (978) 840-9000Listing Agent: **The Karen Packard Team (978) 407-2568**

Team Member(s):

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:  **Schedule with ShowingTime or Call 888-627-2775**Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions:

Market InformationListing Date: **8/18/2021**Days on Market: Property has been on the market for a total of **0** day(s)Expiration Date: **2/10/2022**Original Price: **\$179,200**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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