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 PAMELA & JOSE BANCHS
 KELLER WILLIAMS REALTY
 DIRECT 508-847-0653



MLS # 71068466 - Price Changed
 Condo - Townhouse

172 Ayer Rd - Unit D1
 Shirley, MA 01464-2518
 Middlesex County
 Total Rooms: 6
 Full/Half/Master Baths: 1/1/
 Unit Placement: Middle
 Grade School: SHIRLEY
 High School:
 Directions: MAIN STREET TO AYER ROAD(MAPQUEST.COM)

List Price: \$149,900
 Bedrooms: 2
 Fireplaces: 1
 Unit Level: 1
 Middle School: SHIRLEY

Remarks

Great 3 level townhouse featuring 2 bedrooms, a spacious loft that can be used as a bedroom, office, or family room and a master bedroom with a Private deck & balcony. Beautiful hardwood floors, clean throughout with a newer furnace (less than 5 years old). The basement is currently unfinished (perfect for storage), but is ready to be finished. Easy access to commuter rail, Rte. 2 & 495. Nice neighborhood with community garden & play area.

Property Information

Approx. Living Area: 1175 sq. ft. (\$127.57/sq. ft.) Approx. Acres:
 Living Area Includes: Heat Zones: Hot Water Baseboard, Oil
 Living Area Source: Field Card Cool Zones: Wall AC
 Living Area Disclosures: Garage Spaces: 0 --
 Parking Spaces: 2 Off-Street, Assigned
 # of Living Levels: 2

Complex & Association Information

Complex Name: ACORN PARK Units in Complex: 48 Complete: Yes Units Owner Occupied: Source:
 Association: Yes Fee: \$242 Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Playground, Park, Refuse Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12x18	Hard Wood Floor, Balcony /Deck
Dining Room:	1		Hard Wood Floor
Kitchen:	1	8x6	--
Master Bedroom:	2	15x12	Wall to Wall Carpet, Balcony /Deck
Bedroom 2:	2	15x9	Wall to Wall Carpet
Loft:	3	17x15	Wall to Wall Carpet

Features

Area Amenities: Public Transportation, Swimming Pool, Laundromat, Highway Access, Public School
 Appliances: Range, Dishwasher
 Association Pool: No
 Basement: Yes
 Beach: No
 Docs in Hand: Rules & Regs
 Exterior: Wood
 Exterior Features: Deck, Balcony
 Flooring: Wood, Wall to Wall Carpet
 Hot Water: Oil, Tankless
 Management: Professional - Off Site
 Pets Allowed: Yes w/ Restrictions (See Remarks)
 Sewer and Water: City/Town Water, City/Town Sewer
 Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup
 Waterfront: No

Other Property Info

Disclosure Declaration: Yes
 Disclosures: SEWER BETTERMENT
 Exclusions: REFRIGERATOR, WASHER, DRYER
 Lead Paint: None
 UFFI: Warranty Available:
 Year Built/Converted: 1985/
 Year Built Source: Public Record
 Year Built Desc: Actual
 Year Round: Yes

Tax Information

Pin #: M:0025 B:000B L:11-D1
 Assessed: \$159,000
 Tax: \$1957 Tax Year: 2010
 Book: 31959 Page: 437
 Cert:
 Zoning Code: R3
 Map: Block: Lot:

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