

From Cheryl Tully Stoll--Metrowest Commercial Real Estate



MLS # 72486055 - New

Condo - Low-Rise

67 Nicholas Road - Unit E  
Framingham, MA: Saxonville, 01701  
Middlesex County

List Price: \$202,999

Unit Placement: **Front**

Total Rooms: **4**

Unit Level: **1**

Bedrooms: **2**

Grade School: **Choice**

Bathrooms: **1f 0h**

Middle School: **Choice**

Master Bath:

High School: **Framingham High**

Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features: **No**

Directions: **Water Street to Nicholas Road**

**Remarks**

**OH SAT April 27 11 - 1 PM (Revised Time) Move-in ready. This freshly painted and carpeted 2BR first floor (not basement) unit in North Framingham features an updated bathroom, new kitchen counters and flooring and updated appliances. It is located in a desirable north side neighborhood with MWRTA bus transportation to the Framingham Commuter Rail Station and has stores and restaurants within walking distance. Located with minutes of Routes 126, 30, 9, 27 and the Mass Turnpike it is a great spot for commuters. There are 2 deeded parking spaces, an in-ground swimming pool and there is laundry and additional secured storage in the building. Pets are limited to one declawed cat per unit.**

**Property Information**

Approx. Living Area: **759 Sq. Ft. (\$267.46/Sq. Ft.)** Approx. Acres:

Garage Spaces: **0**

Living Area Includes: Heat Zones: **Electric Baseboard**

Parking Spaces: **2 Off-Street, Deeded, Paved Driveway**

Living Area Source: **Public Record** Cool Zones: **1 Wall AC**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures:

**Complex & Association Information**

Complex Name: **Mill Falls Condominiums**

Units in Complex: **108** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$343 Monthly**

Assoc. Fee Incls: **Hot Water, Gas, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University, Other (See Remarks)**

Appliances: **Range, Disposal, Refrigerator, Freezer**

Association Pool: **Yes Inground**

Basement: **No**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Exterior: **Brick**

Interior Features: **Cable Available**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Cats Only, Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Oven**

Waterfront: **No**

Water View: **No**

**Other Property Info**

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Building**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features: **No**

Year Built/Converted: **1964**

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 #: **040-24-0797-005**

Assessed: **\$160,300**

Tax: **\$2,465** Tax Year: **2019**

Book: **83** Page: **168**

Cert:

Zoning Code: **B2**

Map: Block: Lot:

## Office/Agent Information

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Listing Office: **MetroWest Commercial RE LLC (508) 370-0003**

Listing Agent: **Cheryl Tully Stoll (508) 641-4884**

Team Member(s): **Cheryl Tully Stoll (508) 641-4884**

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 Agent**

Showing: Facilitator:

Special Showing Instructions:

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **0**

Compensation Based On: **Gross/Full Sale Price**

## Firm Remarks

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**Information provided by seller. Best efforts have been made to verify the same. Neither the Listing Agent nor MetroWest Commercial Real Estate (MWCRE) has responsibility for errors or omissions. MWCRE does not recognize brokers/agents as principals nor are they recognized after the initial showing.**

## Market Information

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Listing Date: **4/23/2019**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date: **7/15/2019**

Original Price: **\$202,999**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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