

**MLS # 73136218 - New  
Condo - Garden**



**182 Swanson Rd - Unit 323  
Boxborough, MA 01719-1317  
Middlesex County**

List Price: **\$179,000**

Unit Placement: **Top/Penthouse**

Total Rooms: **2**

Unit Level: **2**

Bedrooms: **1**

Grade School: **Choice of 5**

Bathrooms: **1f 0h**

Middle School: **RJ. Grey**

Main Bath: **No**

High School: **AB Regional**

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features: **No**

Directions: **Swanson Rd, 2nd left into the Elliot building, first building. Entrance is across from the mailboxes**

**Remarks**

**This one-bedroom condo, located on the top floor of Harvard Ridge, features an updated bathroom with tile flooring and a white subway tile surround. The living room boasts new woodlike plank laminate flooring and a large sliding glass door that allows plenty of natural light to flood in during the afternoon. The bedroom is generously sized and includes a deep closet for additional storage. The kitchen is equipped with a new stove, dishwasher, and refrigerator. Situated in a beautiful area of Boxborough, the condo offers access to numerous conservation trails and is just a short drive from 495 for easy commuting.**

**Property Information**

Approx. Living Area Total: **396 SqFt (\$452.02/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Field Card**

Approx. Above Grade: **396 SqFt**

Approx. Below Grade:

Levels in Unit: **3**

Living Area Disclosures:

Heat Zones: **1 Electric**

Cool Zones: **1 Wall AC**

Parking Spaces: **2 Off-Street, Common**

Garage Spaces: **0**

Disclosures: **The tenant is willing to stay if the new owner prefers.**

**Complex & Association Information**

Complex Name: **Harvard Ridge**

Units in Complex: **176** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$292 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

Special Assessments: **Yes - \$102 - Special assessment \$102.00/ month until the end of the year due to Master Insurance increase.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16X11</b>	<b>Flooring - Laminate, Slider</b>
Kitchen:	<b>1</b>	<b>10X5</b>	<b>Flooring - Laminate, Lighting - Overhead</b>
Main Bedroom:	<b>1</b>	<b>12X9</b>	<b>Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>

**Features**

Area Amenities: **Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Bike Path, Conservation Area, Highway Access**

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Docs in Hand: **Master Deed, Rules & Regs**

Exterior: **Brick**

Flooring: **Tile, Vinyl, Wall to Wall Carpet**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Cats Only**

Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**

Water Utilities: **Private Water**

Utility Connections: **for Electric Range**

Waterfront: **No**

Water View: **No**

**Other Property Info**

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **West**

Laundry Features: **In Building**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1970**

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:07 B:004 L:323**

Assessed: **\$117,000**

Tax: **\$1,816** Tax Year: **2023**

Book: **77501** Page: **428**

Cert: **000000083255**

Zoning Code: **R**

Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
Facilitator: **1.0**  
Compensation Based On: **Net Sale Price**

### Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest**  (978) 369-5775

Listing Agent: **Heather Murphy & Team (978) 413-2284**

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: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

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

Special Showing Instructions: **Call Showingtime; tenant occupies the property. Lockbox marked with green ribbon where mailboxes are**

### Market Information

Listing Date: **7/7/2023**

Days on Market: Property has been on the market for a total of **7** day(s)

Expiration Date:

Original Price: **\$179,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **7** day(s)

Office Market Time: Office has listed this property for **7** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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### Market History for 182 Swanson Rd U:323, Boxborough, MA 01719-1317

MLS #	Date			DOM	DTO	Price
73136218	7/7/2023	Listed for <b>\$179,000</b>	Heather Murphy & Team	7		\$179,000
<b>Market History for Keller Williams Realty Boston Northwest (BB3298)</b>				<b>7</b>		
<b>Market History for this property</b>				<b>7</b>		

