



**MLS # 73152174 - New
Condo - Townhouse**

**159 Prospect St - Unit 7
Acton, MA 01720
Middlesex County**

List Price: **\$775,000**

Unit Placement: **End**
Unit Level: **1**
Grade School: **Choice of 6**
Middle School: **RJ Grey**
High School: **AB Reg.**
Outdoor Space Available:
Handicap Access/Features: **No**
Directions: **Mass Ave (111) to prospect st first left # 7 is on the right.**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

Welcome to this beautiful 3-bedroom condo with no age restrictions & located across from the award-winning AB HS, Middle & 2 elementary schools. It is also within 1/2 mile of W. Acton Village, shopping areas, & Rte 2. Upon entering the house, you will be greeted by French doors leading to a spacious study w/ plenty of space for an office & a cozy reading nook. The kitchen is a dream w/ granite counters, high ceiling, breakfast bar, & open to the dining room & screened porch. Nearby, you will find a 1/2 bath & a laundry room that are discretely tucked away. The highlight of the house is the stunning living room w/ cathedral ceilings, gas fireplace, & hardwood floors. On the 2nd floor; the main bedroom boasts a walk-in closet & a private full bath. Upstairs are 2 other equally spacious bedrooms w/ ample closet space & a full bathroom. Descending halfway to the LL leads to the 2-car garage & all the way down to the LL is the family room & storage room. Bonus - Home is on town sewer.

Property Information

Approx. Living Area Total: **3,077 SqFt (\$251.87/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Unit Floor Plan**
Approx. Above Grade: **3,077 SqFt** Approx. Below Grade: **300 SqFt** Levels in Unit: **3**
Living Area Disclosures: **All measurements are approximate. Field card different from Master Deed and floor plan.**

Heat Zones: **3 Forced Air, Gas**
Parking Spaces: **2 Off-Street**

Cool Zones: **2 Central Air**
Garage Spaces: **2 Attached, Under, Garage Door Opener**

Disclosures: **The property is being sold by the Personal Representative of the Trust and has never lived in the home. There is a capped hole in the basement for a sump pump if ever needed. The screened porch door will be replaced next week.**

Complex & Association Information

Complex Name: **Davis Place** Units in Complex: **8** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$357.42 Monthly**
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments: **Yes - \$7,100 - The special assessment of \$7,100 for exterior painting has been made & the painting is currently in progress. Unit owners are required to pay a double condo fee for the reserve every Jan. and July.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23X21	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Recessed Lighting
Dining Room:	1	16X15	Flooring - Hardwood, Exterior Access
Family Room:	B	20X13	Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1	15X12	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	18X11	Bathroom - 3/4, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2	15X11	Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2	15X11	Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Pedestal Sink
Bath 2:	2		Bathroom - 3/4, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Laundry:	1	7X6	Flooring - Stone/Ceramic Tile, Lighting - Overhead, Laundry Sink
Study:	1	20X12	Flooring - Hardwood, Recessed Lighting

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer, Vent Hood**
Association Pool: **No**
Basement: **Yes Full, Partially Finished, Interior Access**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **West**
Laundry Features: **In Unit**

Beach: **No**
Construction: **Frame**

Electric Features: **200 Amps**

Exterior: **Clapboard**

Exterior Features: **Porch - Enclosed, Gutters, Professional Landscaping, Stone Wall**

Flooring: **Wood, Tile**

Hot Water: **Tank**

Interior Features: **French Doors, Wired for Surround Sound**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Lead Paint: **None**

UFFI: Warranty Features:

Year Built/Converted: **2007**

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:00F2 B:0116 L:0007**

Assessed: **\$723,000**

Tax: **\$12,696** Tax Year: **2023**

Book: **50086** Page: **102**

Cert: **00170382**

Zoning Code: **Res**

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 - easy to show. Watch your step when going from the living room to the kitchen.**

Firm Remarks

TV in kitchen included. Email offer as 1 PDF to info@heather-Murphy.com; if sent to a different address, it may get missed. See offer instructions under paperclip.

Market Information

Listing Date: **8/24/2023**

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

Expiration Date:

Original Price: **\$775,000**

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)

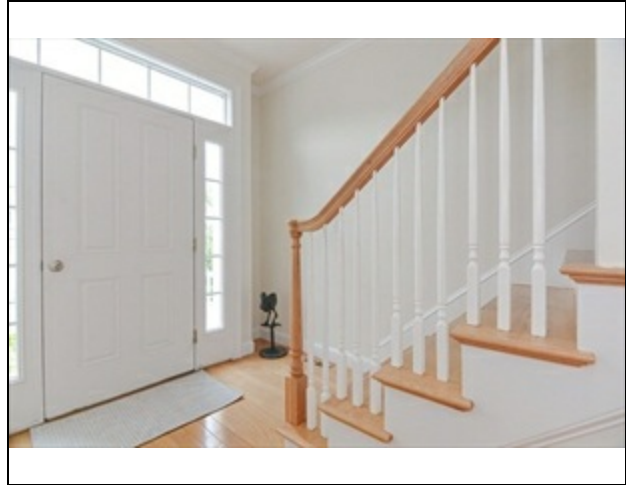
Cash Paid for Upgrades:

Seller Concessions at Closing:

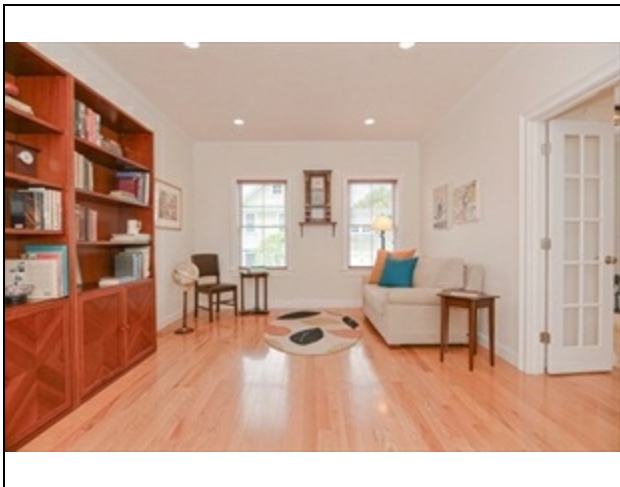
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Market History for 159 Prospect St U:7, Acton, MA 01720

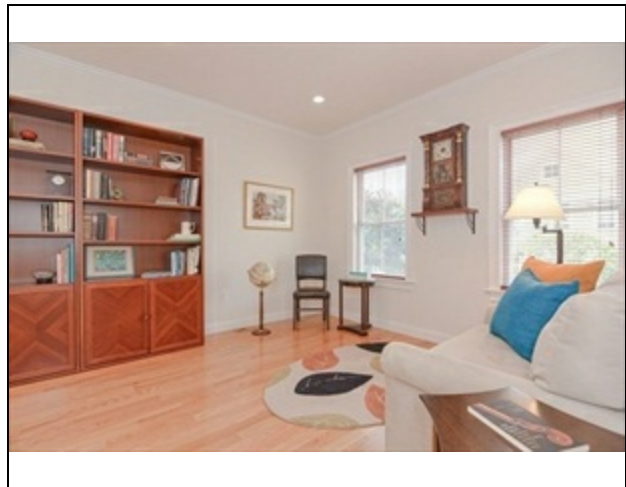
MLS #	Date			DOM	DTO	Price
73152174	8/24/2023	Listed for \$775,000	Heather Murphy & Team	1		\$775,000
Market History for Keller Williams Realty Boston Northwest (BB3298)				1		
Market History for this property				1		



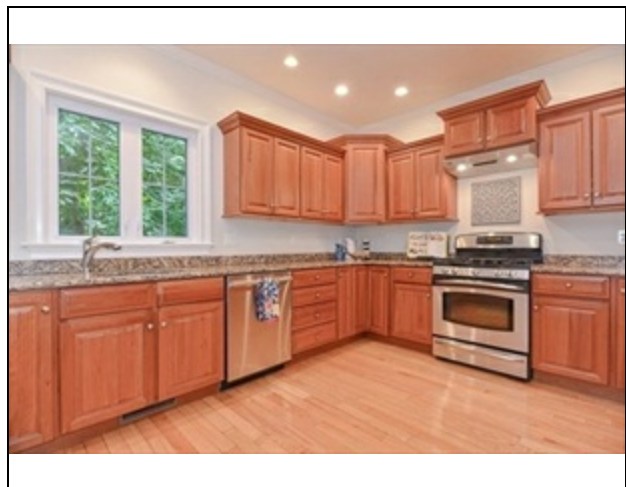
Foyer

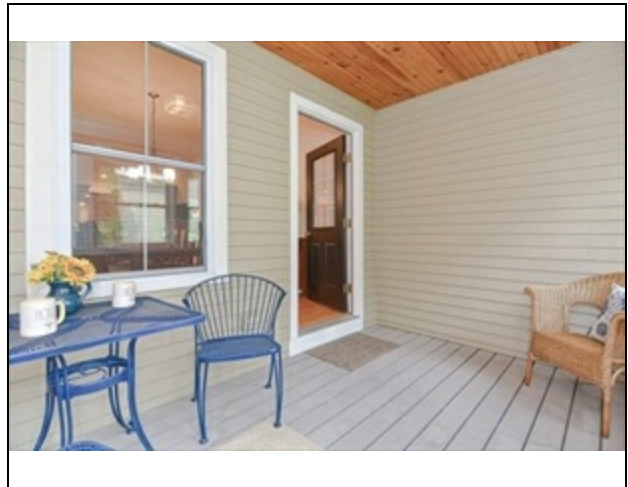
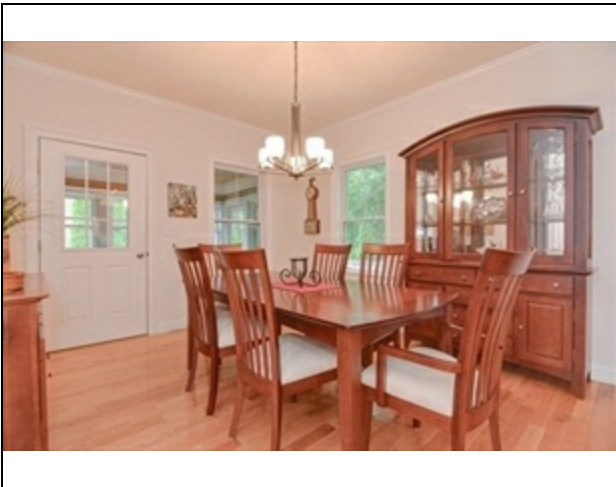
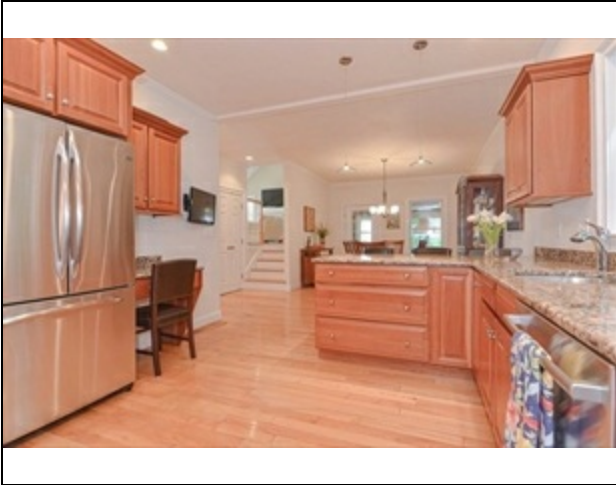


Study

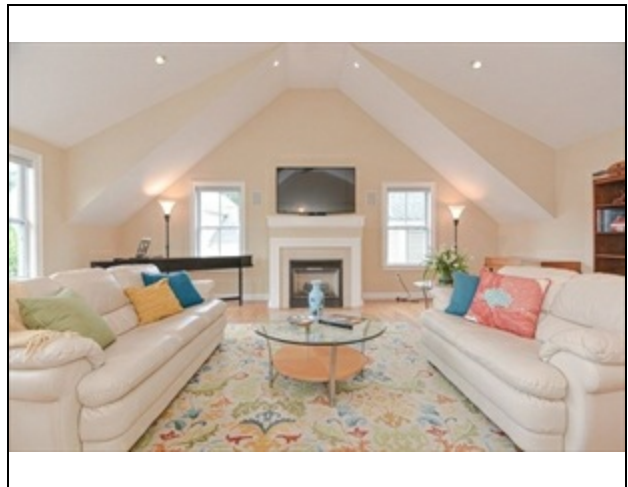
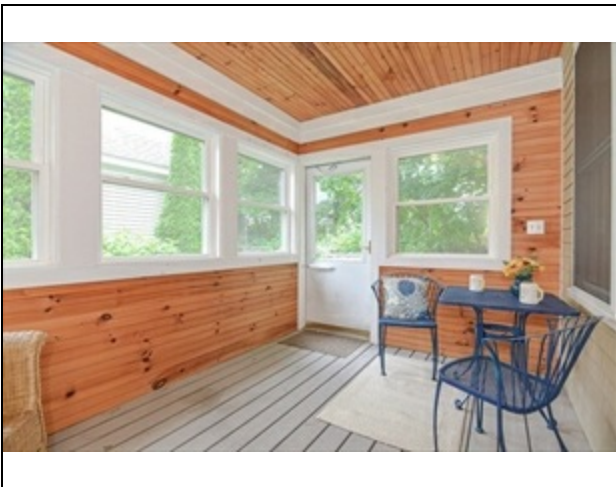


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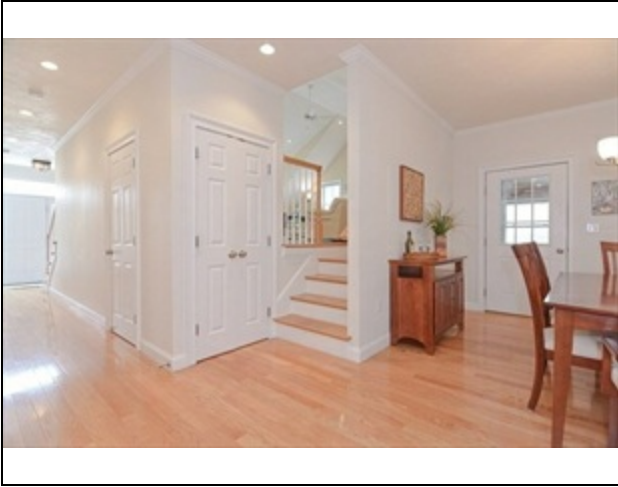




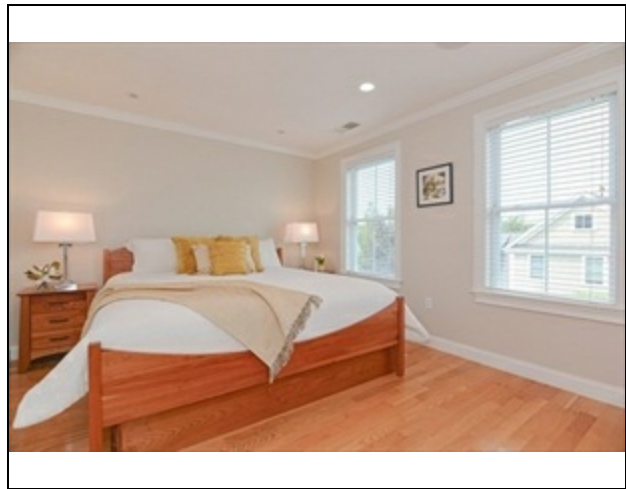
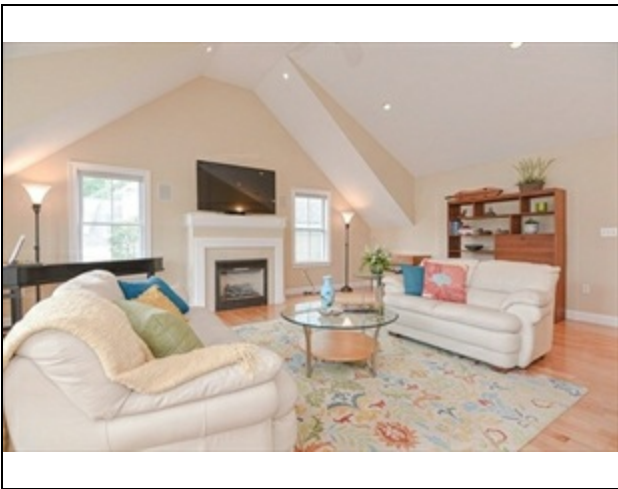
Screened Porch



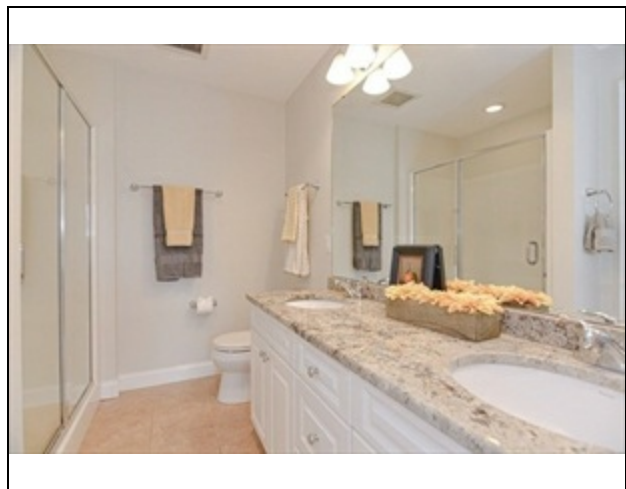
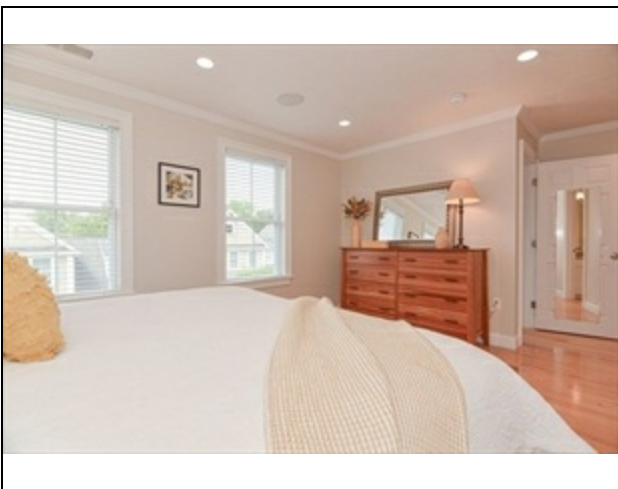
Living Room



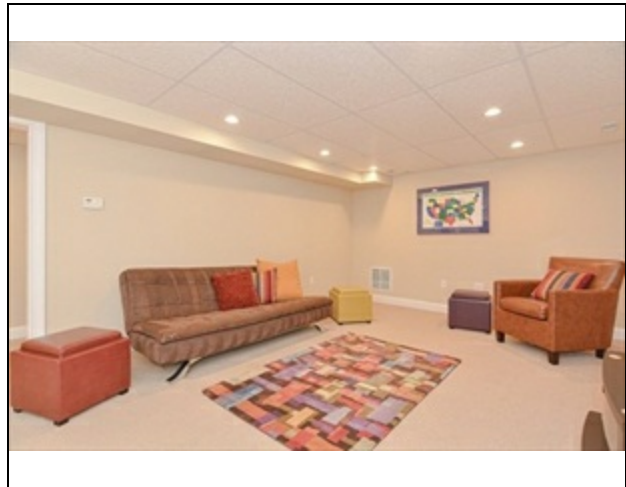
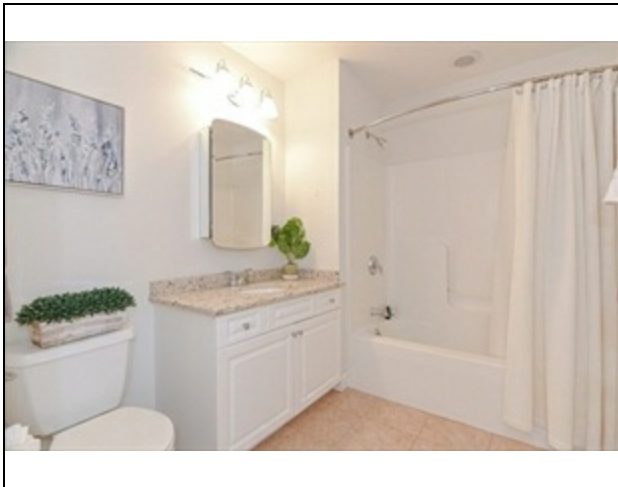
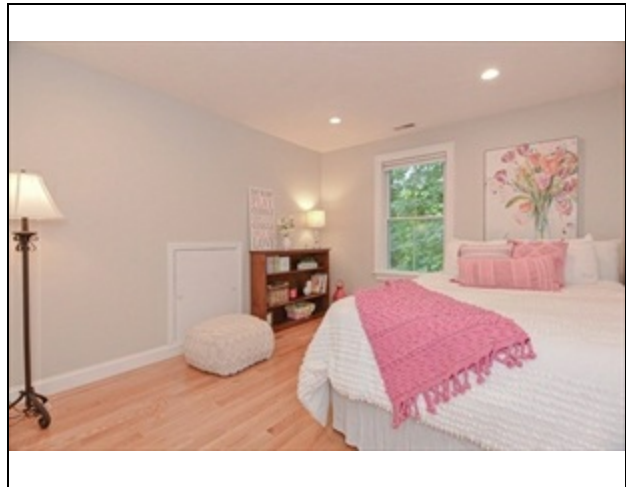
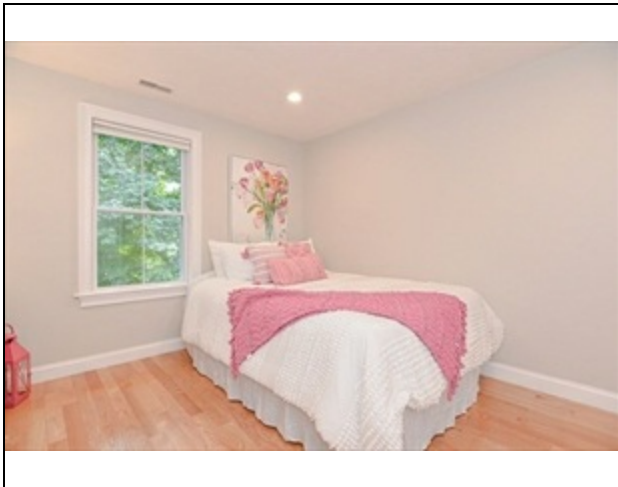
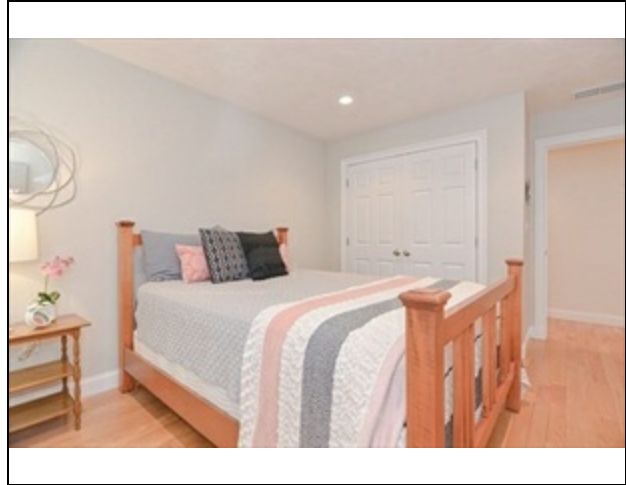
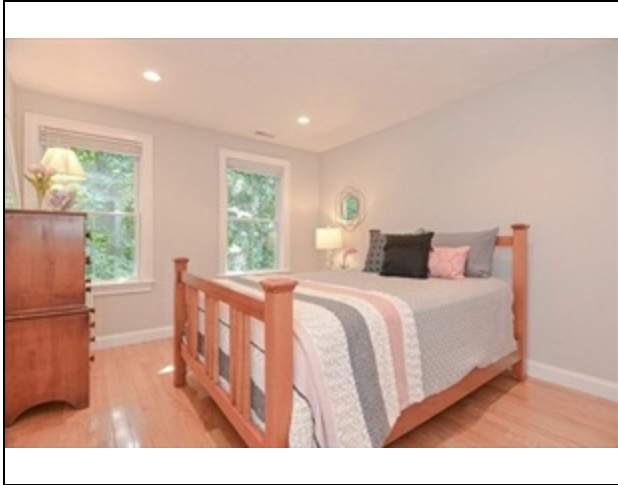
Living Room



Bedroom - Main



Bathroom - Main



Family Room



Family Room



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Condominium - Condo
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