



**MLS # 73152339 - New  
Condo - Detached**

**32 Orchard Dr - Unit 32  
Stow, MA 01775  
Middlesex County**

List Price: **\$685,000**

Unit Placement: Total Rooms: **8**  
 Unit Level: **1** Bedrooms: **3**  
 Grade School: **Center** Bathrooms: **2f 1h**  
 Middle School: **Hale** Main Bath: **Yes**  
 High School: **Nashoba** Fireplaces: **1**  
 Outdoor Space Available: Approx. Acres:  
 Handicap Access/Features:  
 Directions: **Great Rd to Orchard; house will be on your left**

**Remarks**

**A stunning detached condo in the Villages at Stow provides a rare and private view from the back of the house, which can be admired from the updated deck. It is one of the largest homes in the neighborhood, boasting exquisite decor and an inviting open concept. The farmer's porch greets you as you enter the home to find French doors to the playroom or family room. Stretching the back of the house is the cozy living room w/ a gas fireplace, bright slider leading to the deck & open to the granite kitchen with an island/breakfast bar. Tucked off the kitchen is the 1/2 bath and 2-car garage. The perfectly sized dining room is adjacent to the kitchen. Upstairs, fall in love with the huge bedrooms with impressive closet space, 2nd floor laundry room, a full bath, and office. Finally, enter the main bedroom with a lavish private bath with jetted tub, shower stall and double vanity. Multiple closets provide great storage and the spacious feel make it the perfect place to start and end your day**

**Property Information**

Approx. Living Area Total: **2,258 SqFt (\$303.37/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Field Card**  
 Approx. Above Grade: **2,258 SqFt** Approx. Below Grade: Levels in Unit: **2**  
 Living Area Disclosures: **All measurements are approximate.**

Heat Zones: **2 Forced Air, Gas** Cool Zones: **2 Central Air**  
 Parking Spaces: **2 Off-Street, Paved Driveway** Garage Spaces: **2 Attached, Garage Door Opener**  
 Disclosures: **A few windows have lost their seal. When current owners purchased the home, there were elevated levels of radon. Owners chose not to address it.**

**Complex & Association Information**

Complex Name: **The Villages at Stow** Units in Complex: **96** Complete: **Yes** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$640 Monthly**  
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

| Room          | Level | Size  | Features   |
|---------------|-------|-------|--|
| Living Room:  | 1     | 15X15 | Fireplace, Flooring - Hardwood, Slider   |
| Dining Room:  | 1     | 14X12 | Flooring - Hardwood  |
| Family Room:  | 1     | 14X11 | Flooring - Wall to Wall Carpet, French Doors   |
| Kitchen:      | 1     | 18X15 | Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting |
| Main Bedroom: | 2     | 29X21 | Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet   |
| Bedroom 2:    | 2     | 20X13 | Closet, Flooring - Wall to Wall Carpet, Closet - Double  |
| Bedroom 3:    | 2     | 15X12 | Closet, Flooring - Wall to Wall Carpet   |
| Bath 1:       | 1     |       | Bathroom - Half, Flooring - Stone/Ceramic Tile   |
| Bath 2:       | 2     |       | Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile                 |
| Bath 3:       | 2     |       | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub      |
| Laundry:      | 2     |       | Flooring - Stone/Ceramic Tile  |
| Office:       | 2     | 13X8  | Flooring - Hardwood  |

**Features**

Area Amenities: **Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Conservation Area, Highway Access, House of Worship, Public School**  
 Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **Yes Interior Access**  
 Beach: **No**

**Other Property Info**

Adult Community: **No**  
 Elevator: **No**  
 Disclosure Declaration: **Yes**  
 Exclusions: **Main bedroom shelves**  
 Facing Direction: **Northeast**

Electric Features: **200 Amps**  
Exterior Features: **Porch, Deck**  
Flooring: **Wood, Tile, Wall to Wall Carpet**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Water Utilities: **Community Well**  
Utility Connections: **for Gas Range**  
Waterfront: **Yes Pond**  
Water View: **Yes Pond**

Laundry Features: **In Unit**  
Lead Paint: **Unknown**

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:000R-10 P:065A-57**  
Assessed: **\$643,500**  
Tax: **\$11,667** Tax Year: **2023**  
Book: **70858** Page: **140**  
Cert: **000000049360**  
Zoning Code: **I,B**  
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. Showings start after 10:00am on Friday 8/25**

### Firm Remarks

**Email offer as 1 PDF to [info@heather-murphy.com](mailto: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: **\$685,000**

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)

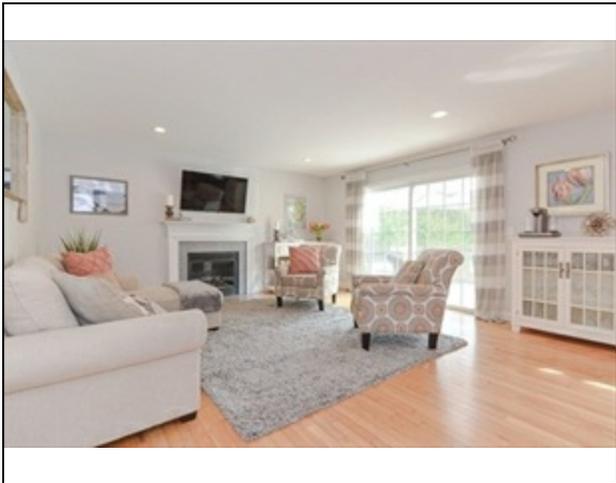
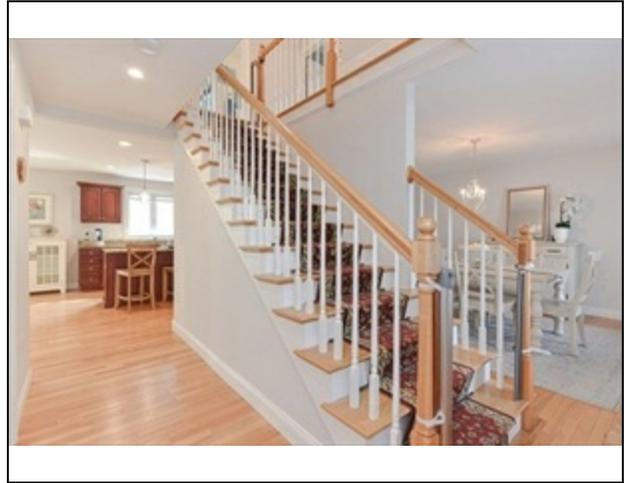
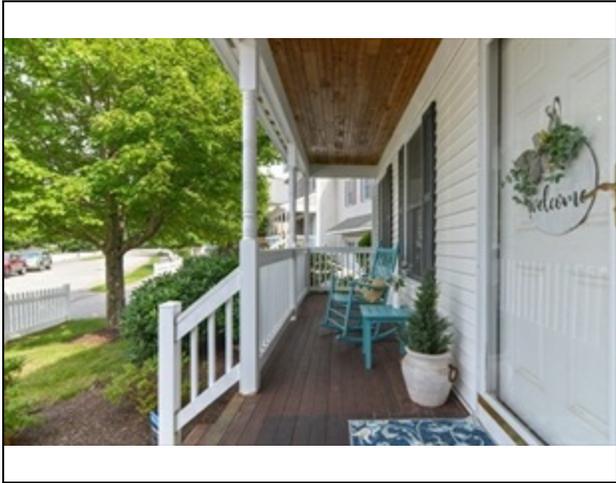
Cash Paid for Upgrades:

Seller Concessions at Closing:

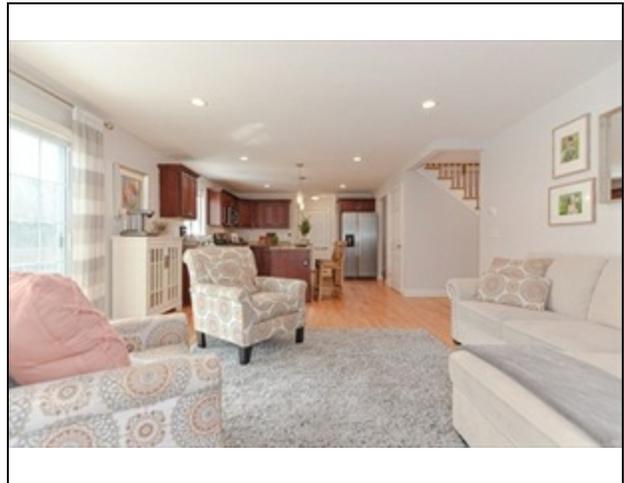
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.

## Market History for 32 Orchard Dr U:32, Stow, MA 01775

| MLS #  | Date      |                             |                       | DOM      | DTO | Price     |
|--|-----------|-----------------------------|-----------------------|----------|-----|-----------|
| 73152339   | 8/24/2023 | Listed for <b>\$685,000</b> | Heather Murphy & Team | 1        |     | \$685,000 |
| <b>Market History for Keller Williams Realty Boston Northwest (BB3298)</b> |           |                             |                       | <b>1</b> |     |           |
| <b>Market History for this property</b>                                    |           |                             |                       | <b>1</b> |     |           |



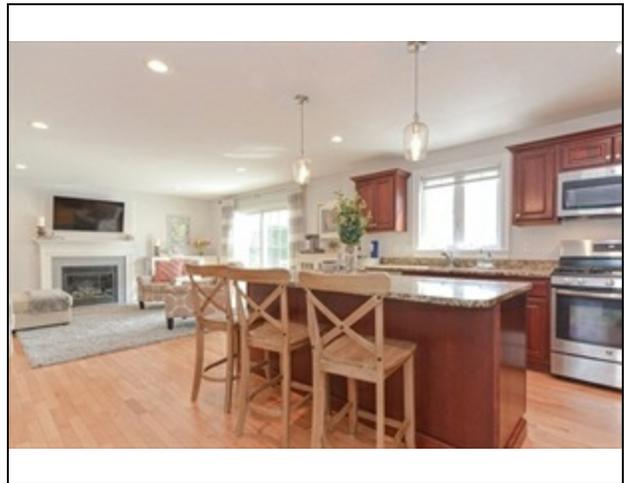
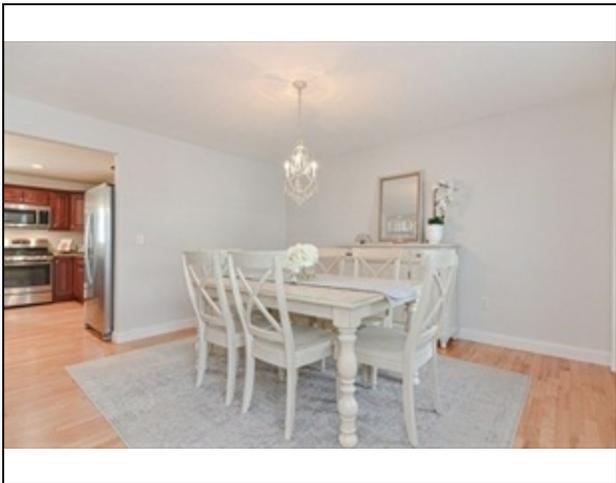
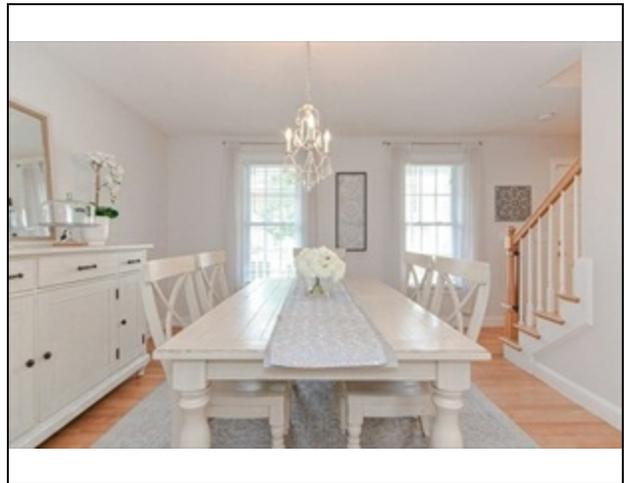
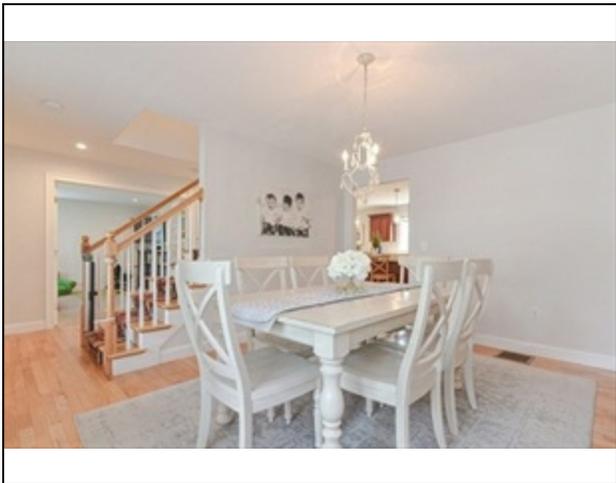
**Living Room**

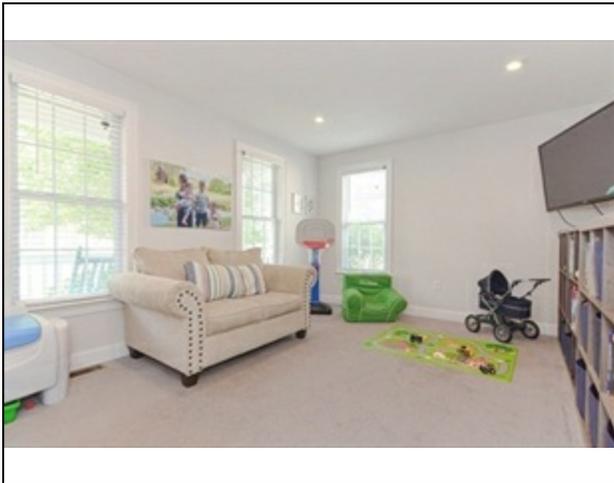
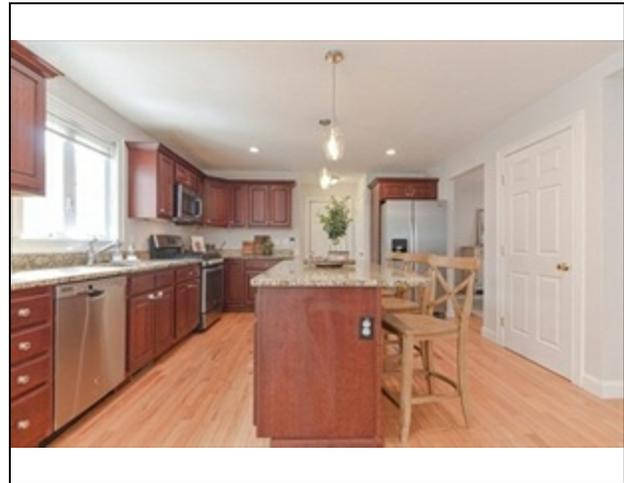


**Living Room**

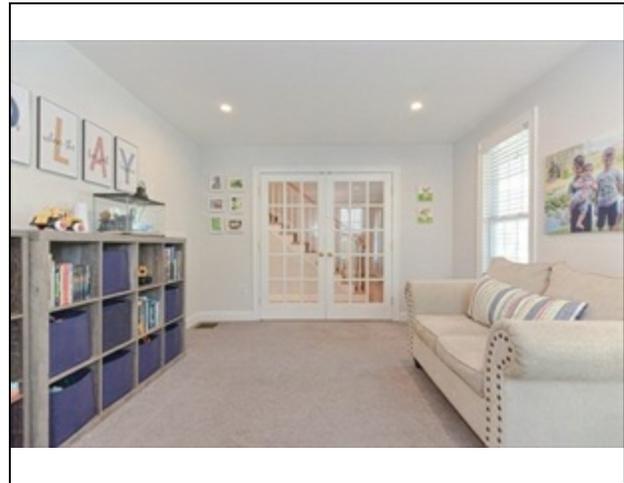


Living Room

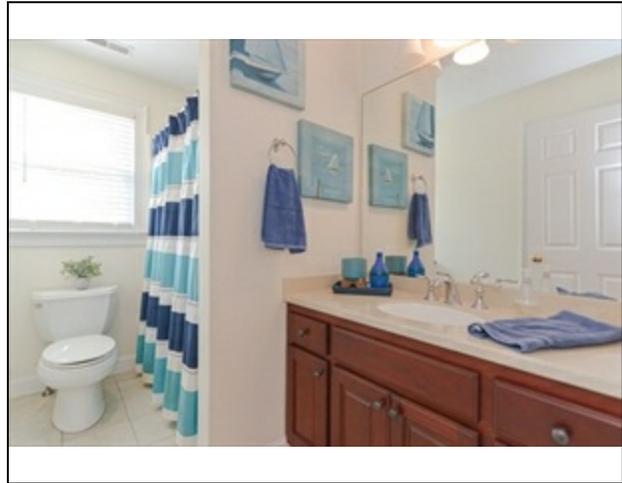
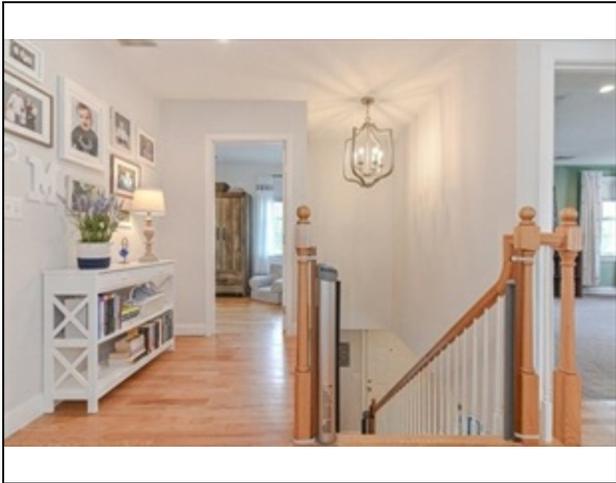




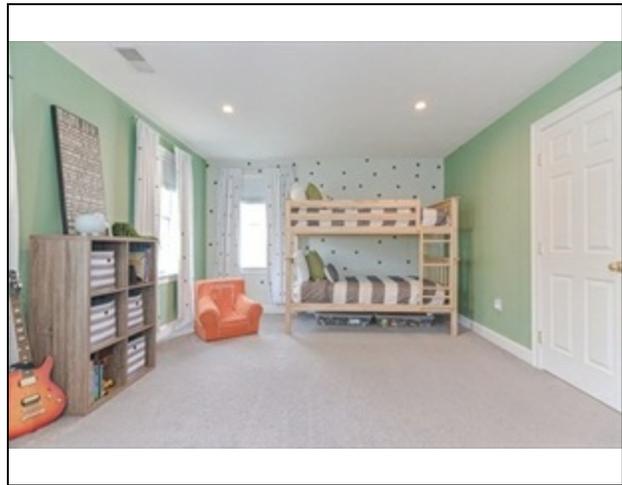
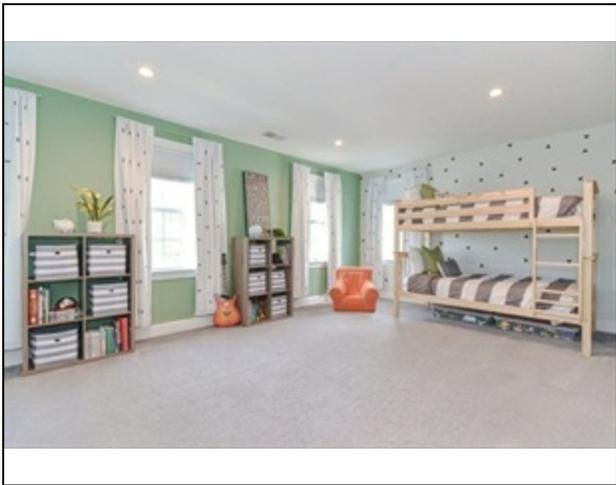
**Play Room**



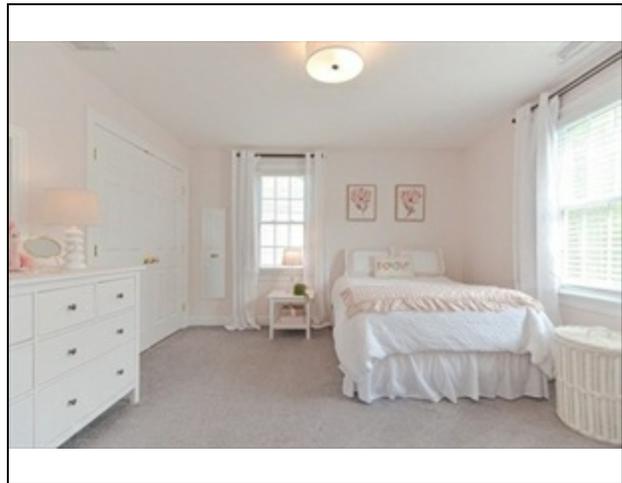
**Play Room**

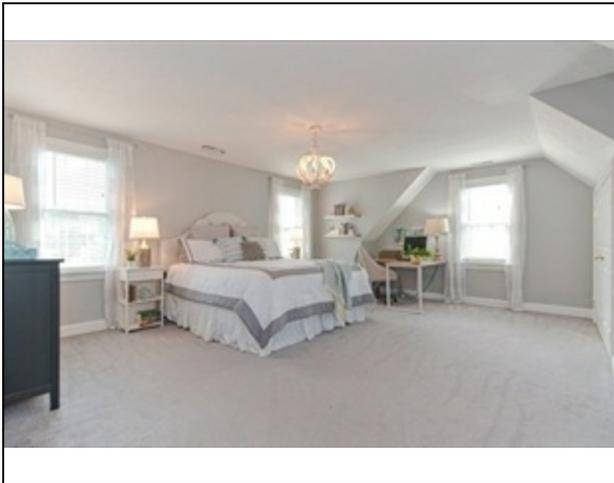


**Bathroom - Full**

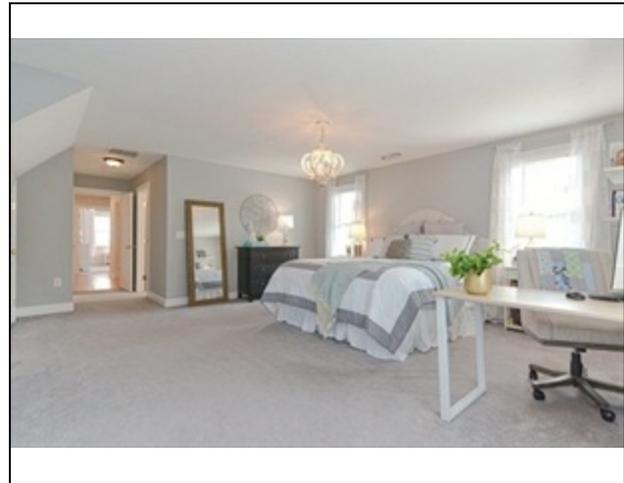


**Home Office**

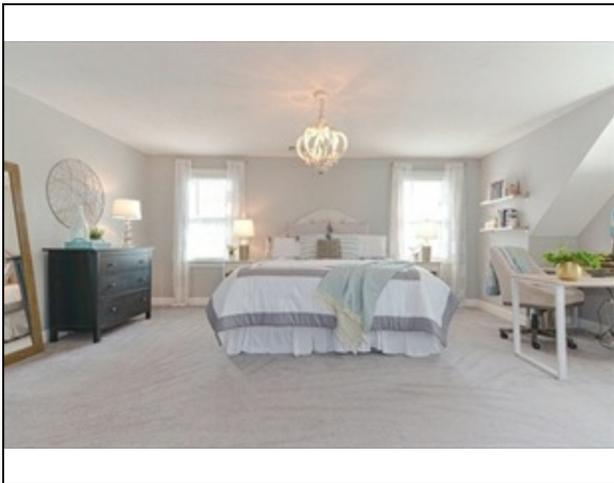




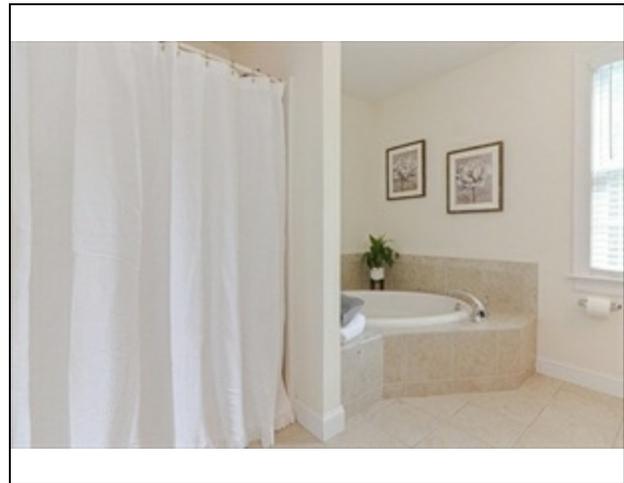
**Bedroom - Main**



**Bedroom - Main**



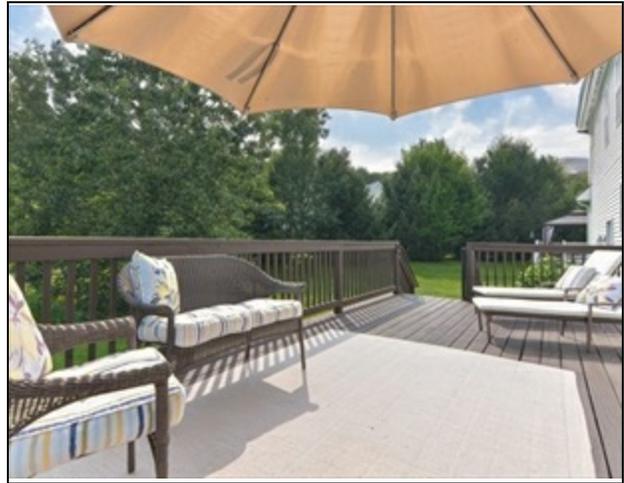
**Bedroom - Main**



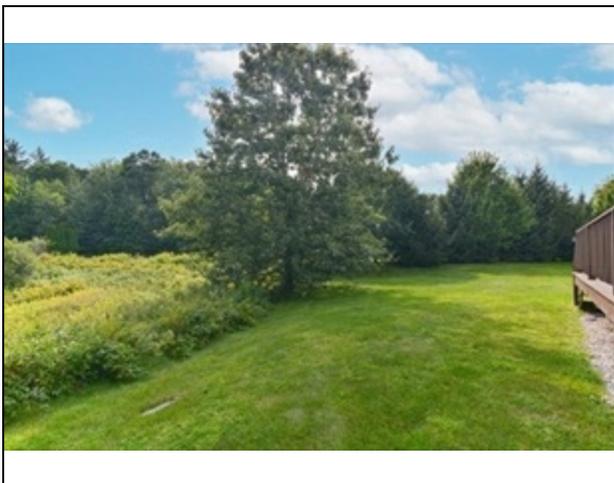
**Bathroom - Main**



**Bathroom - Main**



**Exterior - Back**



**Exterior - Back**



**Common Area**



Common Area



Exterior - Front

