



MLS # 73170304 - New
Single Family - Detached

5 Hosmer St
Acton, MA 01720
Middlesex County

List Price: **\$550,000**

Style: **Split Entry**
 Color: **Blue**
 Grade School: **Choice**
 Middle School: **RJ Grey**
 High School: **AB Regional**
 Approx. Acres: **0.6 (26,125 SqFt)**
 Handicap Access/Features:
 Directions: **Off Concord Rd**

Total Rooms: **10**
 Bedrooms: **3**
 Bathrooms: **1f 1h**
 Main Bath: **No**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Welcome to Robbins Park, a desirable neighborhood that uniquely offers a pool membership to its residents. This split-entry home, located just under 2 miles from the Concord Rotary, is a must-see. Its prime location provides easy access to shops, restaurants, the town center, bike trail, and the arboretum. This property features 3 spacious bedrooms & a full bathroom, with an executive shower & gliding glass barn doors. The family room boasts a gas fireplace, hardwood floors, & large windows allowing plenty of natural light. The kitchen is open to the dining room, creating a seamless flow between the spaces. Off the kitchen is a family room full of light from all the windows. The unheated sunroom is a great place to unwind and relax after a long day and take in the privacy of the backyard. The first floor is versatile and can be used as an office, guest bedroom, gym, or any space you require. This level also features a half bath, a utility room with laundry, & a mudroom. Welcome Home.

Property Information

Approx. Living Area Total: **1,978 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**
 Approx. Above Grade: **1,978 SqFt** Approx. Below Grade:
 Living Area Disclosures:
 Heat Zones: **2 Hot Water Baseboard, Oil** Cool Zones: **1 Wall AC**
 Parking Spaces: **6 Off-Street** Garage Spaces: **0**
 Disclosures: **The owner hasn't lived in the home for many years & is selling as the personal representative. Property & shed are being sold as is. Front door windows have lifted. There is a cracked window in the sunroom. A faucet in the utility room broke and water slowly dripped, water stains show but issue fixed**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	14X12	Fireplace, Flooring - Hardwood, Window(s) - Picture
Dining Room:	2	9X9	Flooring - Hardwood, Lighting - Overhead, Pocket Door
Family Room:	2	16X11	Closet, Flooring - Hardwood, Exterior Access
Kitchen:	2	10X9	Flooring - Vinyl, Lighting - Overhead
Main Bedroom:	2	13X11	Closet, Flooring - Hardwood
Bedroom 2:	2	13X9	Closet, Flooring - Hardwood
Bedroom 3:	2	9X9	Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Tiled With Shower Stall, Flooring - Vinyl, Recessed Lighting
Bath 2:	1		Flooring - Laminate, Wainscoting
Laundry:	1		Dryer Hookup - Electric
Sun Room:	2	11X7	Flooring - Vinyl
Office:	1	12X11	Flooring - Vinyl, Window(s) - Picture
Bonus Room:	1	15X12	Closet, Flooring - Vinyl, Lighting - Overhead
Exercise Room:	1	16X11	Flooring - Laminate, Exterior Access, Recessed Lighting
Mud Room:	1		Closet/Cabinets - Custom Built, Flooring - Vinyl, Exterior Access

Features

Appliances: **Range, Dishwasher, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **No**
 Beach: **No**
 Electric: **200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Wood**
 Exterior Features: **Porch - Enclosed**
 Flooring: **Vinyl, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Lot Description: **Paved Drive**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **East**
 Green Certified: **No**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1967** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M:00F4 B:0059 L:0000**
Assessed: **\$572,200**
Tax: **\$10,048** Tax Year: **2023**
Book: **12043** Page: **737**
Cert:
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:

Firm Remarks

All measurements are approx. Buyer to verify. Offers are due Tuesday, 10/17 at noon. Send in one pdf to info@heather-murphy.com. If offer is sent to another email address it could get lost. See paper clip for further offer instructions.

Market Information

Listing Date: **10/13/2023**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$550,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

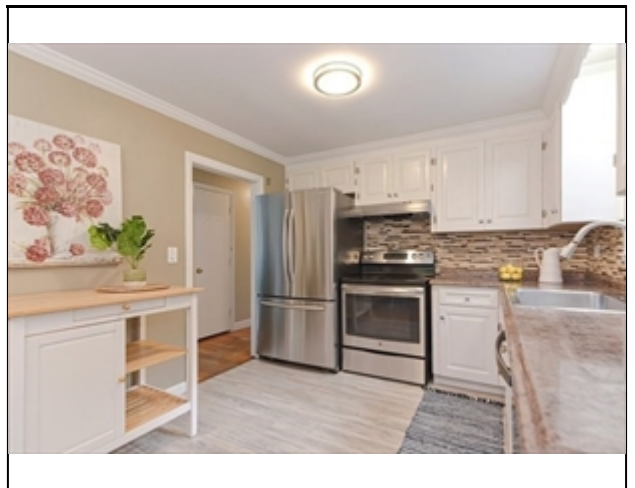
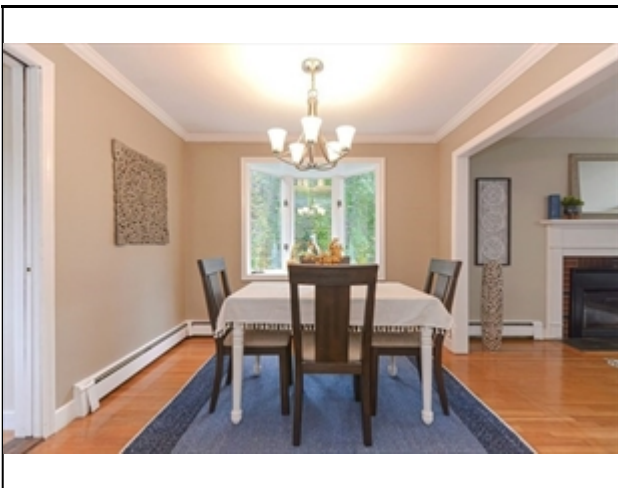
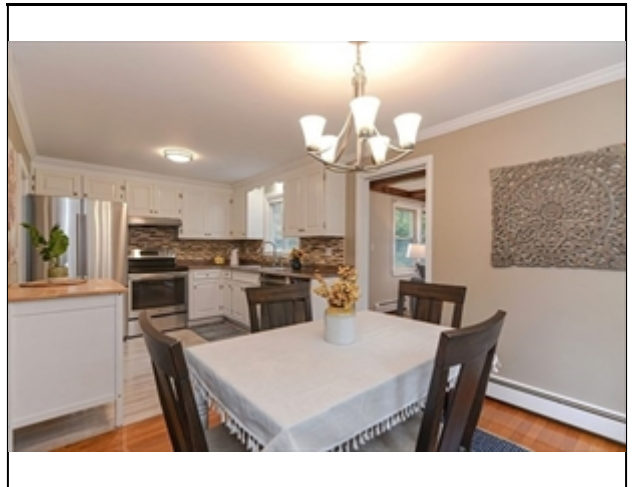
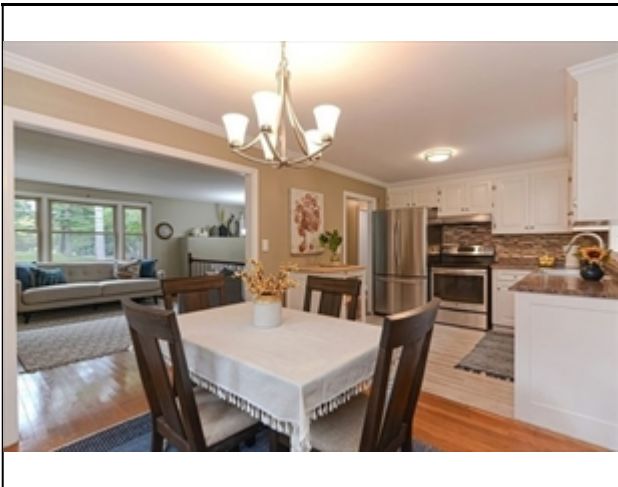
Seller Concessions at Closing:

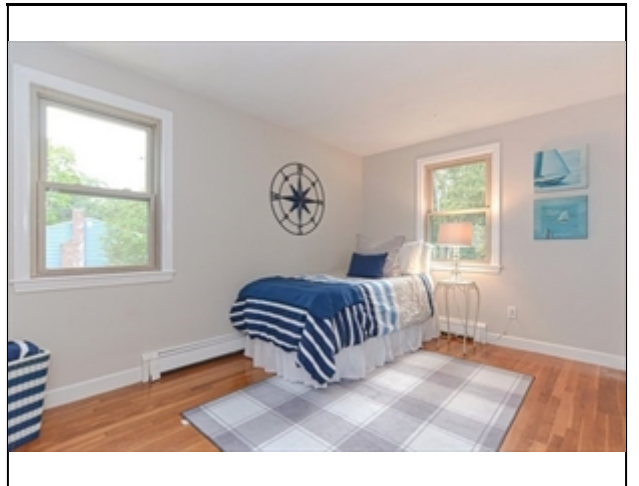
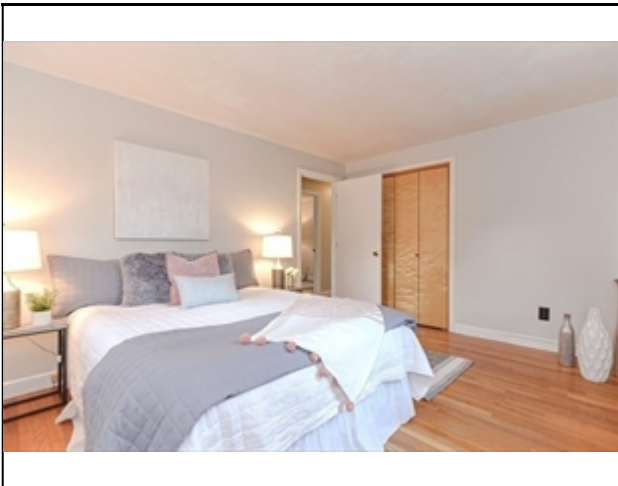
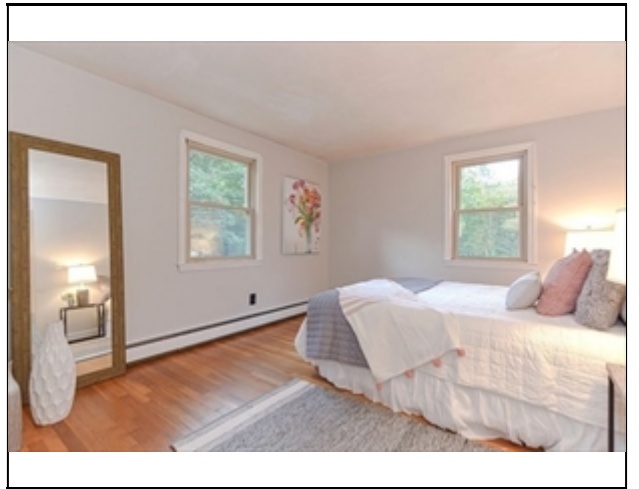
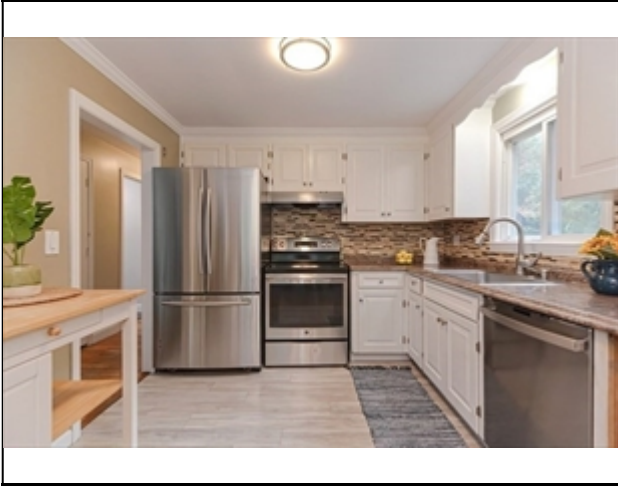
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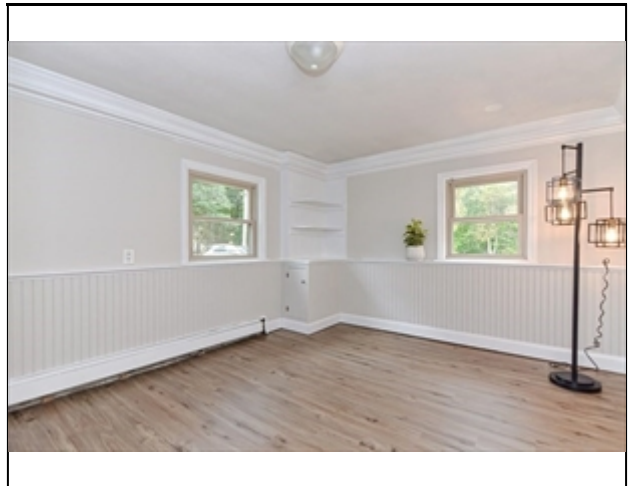
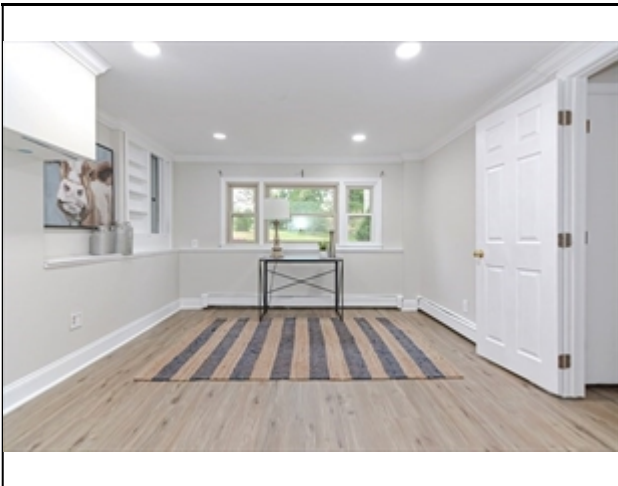
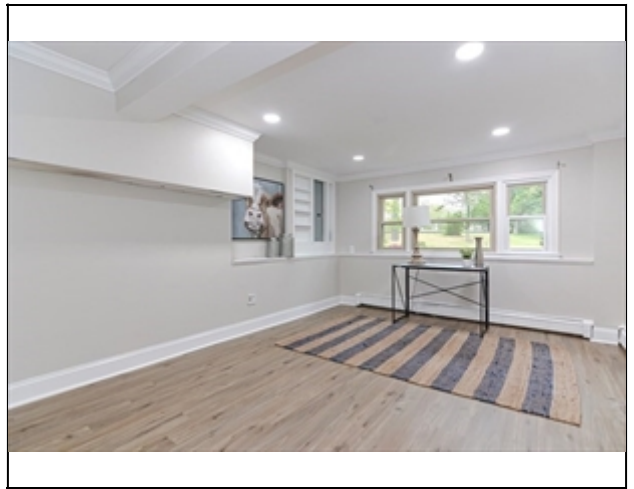
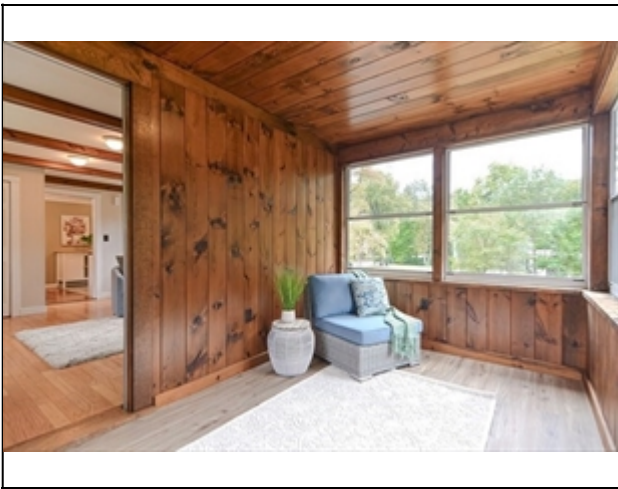
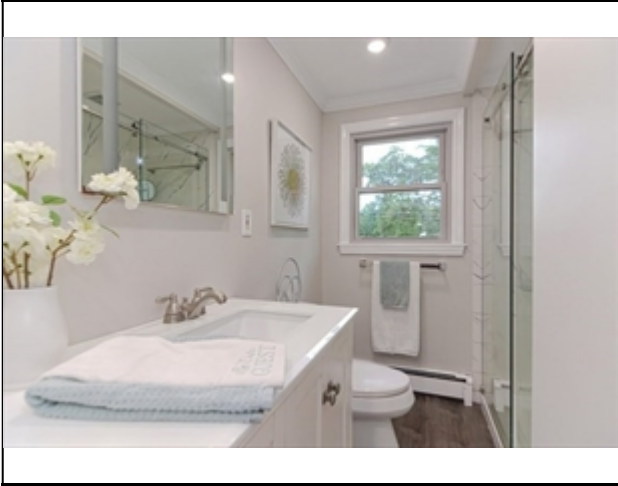
Market History for 5 Hosmer St, Acton, MA 01720

MLS #	Date			DOM	DTO	Price
73170304	10/13/2023	Listed for \$550,000	Heather Murphy & Team	2		\$550,000
Market History for Keller Williams Realty Boston Northwest (BB3298)				2		
Market History for this property				2		

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