



MLS # 71953288 - New
Condo - Townhouse

283 Apache Way - Unit 283
Tewksbury, MA 01876
Middlesex County

Unit Placement:
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **Yes - Common**
Handicap Access/Features:
Directions: **Shawsheen Street to Apache Way**

List Price: **\$264,900**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **1**

Remarks

Wonderful END UNIT TOWNHOUSE in Tewksbury's sought after condo complex, Indian Ridge Condominium. This beautifully maintained end unit offers kitchen and dining area with private deck, living room with wood burning fireplace, 2 bedrooms – master suite has a walk-in closet. Amenities include central air, new wood floors, 1 car garage and 1 driveway parking. Indian Ridge has wonderful common outdoor courtyard spaces, ample parking, tennis courts, gym and club room. First showings begin at open house Sunday 1/31 @12-2pm. Offers due by Tuesday 2/2 by 2pm.

Property Information

Approx. Living Area: **1274 sq. ft. (\$207.93/sq. ft.)**

Living Area Includes:

Living Area Source: **Field Card**

Living Area Disclosures:

Disclosures: **First showings begin at open house Sunday 1/31 @12-2pm. All offers to be submitted by Tuesday 2/2 at 2pm**

Approx. Acres:

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

Garage Spaces: **1 Under**

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

Levels in Unit: **2**

Complex & Association Information

Complex Name: **Indian Ridge Condominium**

Units in Complex: **300** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$320**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Exercise Room, Clubroom**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level
Dining Room:	1		Balcony / Deck
Kitchen:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Gas Stove
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	1		--

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**

Basement: **Yes, Walk Out, Garage Access**

Beach: **No**

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

Energy Features: **Storm Windows**

Exterior: **Clapboard**

Exterior Features: **Deck**

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

Hot Water: **Natural Gas, Tank**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

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

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Excluding refrigerator..The washer, dryer, and the work bench in garage to be left as gifts to buyer**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1985/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$216,800**

Tax: **\$3544** Tax Year: **2016**

Book: **21779** Page: **284**

Cert:

Zoning Code: **res**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Brattle Associates Real Estate** (617) 492-7456

Listing Agent: **Cynthia Beaudoin Patturelli** (617) 492-7456

Team Member:

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, Appointment Required**

Showing: Facilitator: **--**

Special Showing Instructions: **Please email listing agent at Cynthia@brattlerealestate.com for all appointments and/or questions**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **0**

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

Firm Remarks

First showings to begin at Open House Sunday 1/31 @ 12-2pm. All offers to be submitted to Cynthia@BrattleRealEstate.com on Tuesday 2/2 by 2pm

Market Information

Listing Date: **1/28/2016**

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

Expiration Date:

Original Price: **\$264,900**

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 and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2016 MLS Property Information Network, Inc.

Prepared by: Cynthia Beaudoin Patturelli