

MLS # 73120947 - New

Condo - Townhouse



37 Moses Wheelock Ln - Unit 26
Westborough, MA 01581
Worcester County

List Price: **\$799,900**

Unit Placement: **Corner, Walkout**
Unit Level: **1**
Grade School: **Annie E Fales**
Middle School: **Mill Pd/Gibbons**
High School: **Westboro High**
Outdoor Space Available:
Handicap Access/Features:
Directions: **Use GPS.**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres: **0**

Next Open House: **Saturday, June 10, 2023 11:00 AM - 1:00 PM**

Event Type: **In-Person**

Remarks

Corner unit Eastbrook Model home, verdant views, steps from school bus stop; here's an updated home designed w/ a layout that meets buyers' needs of today! 3 lvs of purposeful living, of note is the ground lvl room- easy access from entrances, private enough for a home office, large enough for a gym/guest room! The main lvl is a sunlit space w/ an enviable kitchen: 6-burner JennAir range w/ microwave that vents out, generous cabinetry, over-sized island, deep pantry and breakfast nook! Host and entertain with ease at the large dining area; adjacent playroom doubles up as a media room too. Private sleeping quarters upstairs, 3 rooms, all w/ recessed lights and vaulted ceiling. Custom closets fitted in BRs; Hunter Douglas blinds on over-sized windows throughout. The Primary BR is its own retreat, w/ a balcony that offers sweeping park views and a spa-like ensuite bath w/ shower + soaking tub, true walk-in closet. 2-car garage +EV panel. Best of community living w/ top Westboro schools!

Property Information

Approx. Living Area Total: **2,975 SqFt (\$268.87/SqFt)**
Approx. Above Grade: **2,975 SqFt**
Living Area Disclosures: **Based on gross sqft stated in Master Deed.**

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Master Deed**
Levels in Unit: **3**

Heat Zones: **2 Central Heat, Forced Air, Gas, Individual, Unit Control**
Parking Spaces: **2 Exclusive Parking**
Disclosures: **Property is a 2BR per Master Deed - guest room on 3rd level has been used as a bedroom. See updates in Seller's Disclosure!**

Cool Zones: **2 Central Air, Individual, Unit Control**
Garage Spaces: **2 Under**

Complex & Association Information

Complex Name: **Westborough Village**
Association: **Yes** Fee: **\$364 Monthly**
Assoc. Fee Incls: **Master Insurance, Swimming Pool, Landscaping, Snow Removal, Refuse Removal, Clubhouse, Reserve Funds**
Special Assessments: **No**

Units in Complex: **276** Complete:

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	14'6"X18'9"	Flooring - Wall to Wall Carpet, Open Floor Plan, Recessed Lighting
Dining Room:	2	16'3"X14'10"	Flooring - Hardwood, Balcony - Exterior
Kitchen:	2	8'2"X20'6"	Flooring - Hardwood, Pantry, Kitchen Island, Breakfast Bar / Nook, Stainless Steel Appliances, Gas Stove
Main Bedroom:	3	14'1"X22'3"	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Balcony - Exterior, Recessed Lighting
Bedroom 2:	3	11'3"X13'	Ceiling - Vaulted, Closet/Cabinets - Custom Built, Recessed Lighting
Bath 1:	3	10'11X9'2"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Walk-in, Flooring - Stone/Ceramic Tile
Bath 2:	3	8'6"X5"	Bathroom - Full
Bath 3:	2	6'3"X5'4"	Bathroom - Half, Flooring - Hardwood
Laundry:	3	-	-
Play Room:	2	14'2"X13'	Flooring - Wall to Wall Carpet
Bonus Room:	1	14'2"X13'	Flooring - Wall to Wall Carpet, Exterior Access
Bonus Room:	3	11'5"X13'	Ceiling - Vaulted, Flooring - Wall to Wall Carpet

Features

Area Amenities: **Walk/Jog Trails, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **Yes Inground**
Basement: **No**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**
Electric Features: **Circuit Breakers**
Energy Features: **Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck - Composite, Garden Area, Professional Landscaping**
Flooring: **Wood, Wall to Wall Carpet**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Full**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions # Species Limitations (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions: **See Disclosure.**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No** Warranty Features:
Year Built/Converted: **2013**
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 #:
Assessed: **\$628,300**
Tax: **\$10,580.57** Tax Year: **2023**
Book: **55220** Page: **125**
Cert:
Zoning Code: **IB**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.25**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty** (978) 475-2111
Listing Agent: **Treetop Group** (781) 205-6099
Team Member(s): **Joan Bissdorf** (978) 831-0365

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: **Lock Box, Appointment Required, Schedule with ShowingTime**
Showing: Facilitator: **Lock Box, Appointment Required, Schedule with ShowingTime**
Special Showing Instructions: **Please wear shoe covers provided.**

Firm Remarks

No showings until the first Open House on Saturday, 11 June. Best and final offer due by Tuesday 6PM, 13 June. Please review accompanying disclosures and condo docs. Seller prefers closing on the week of 26 July; sooner is possible with Use & Occupancy granted.

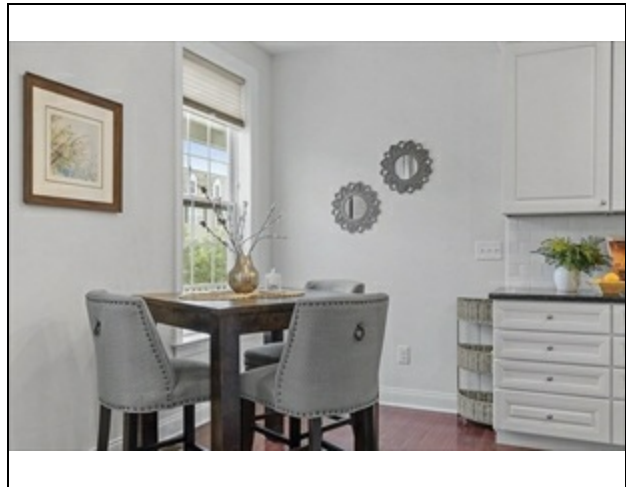
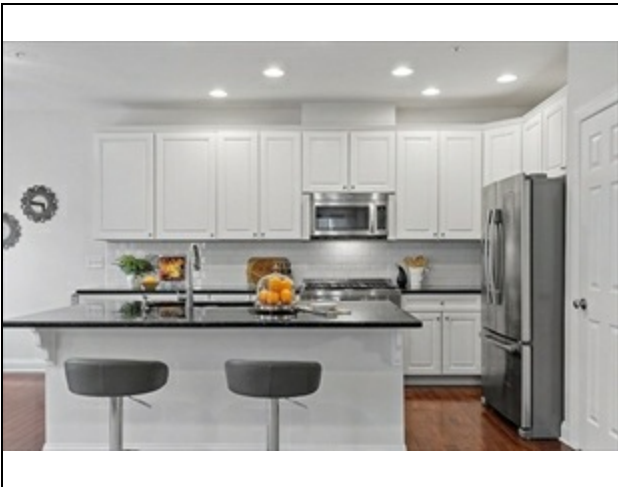
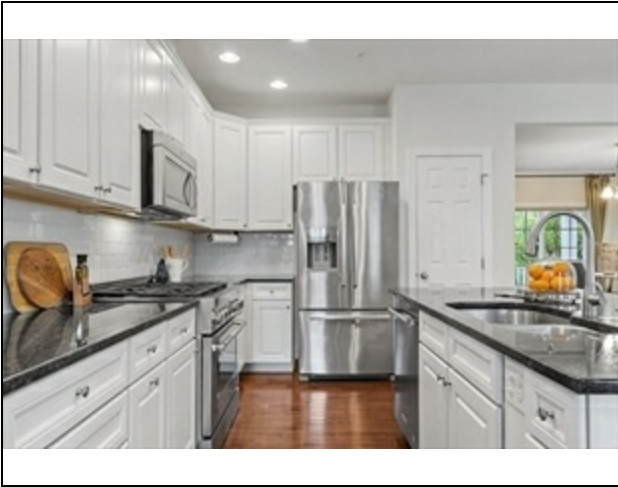
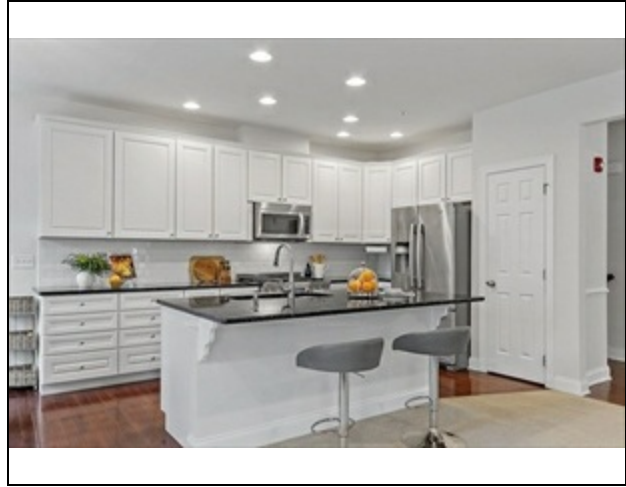
Market Information

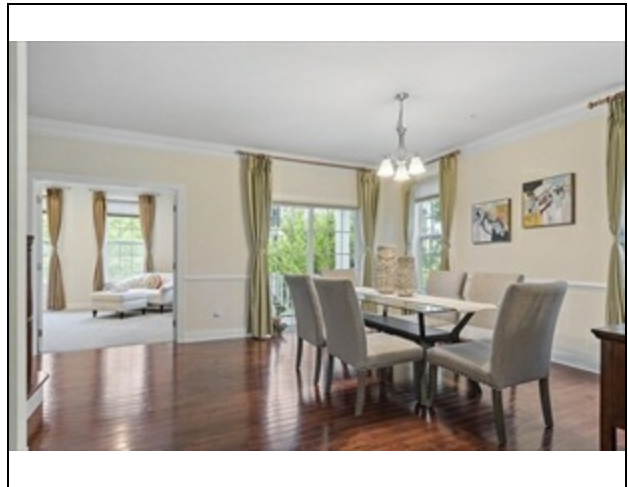
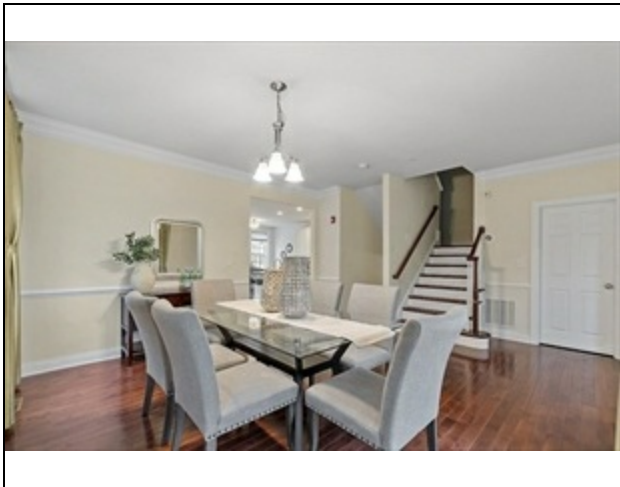
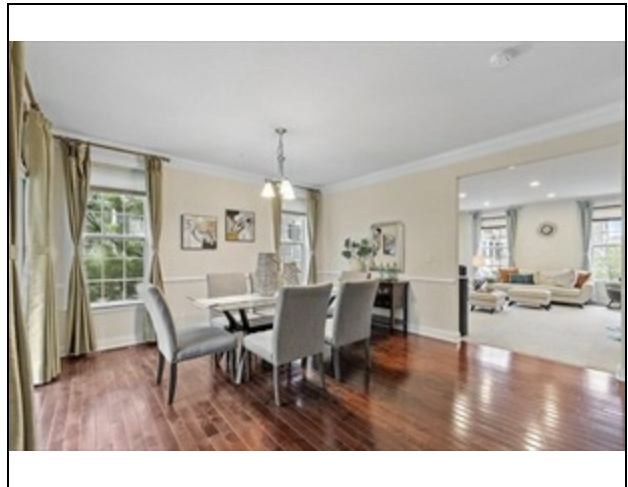
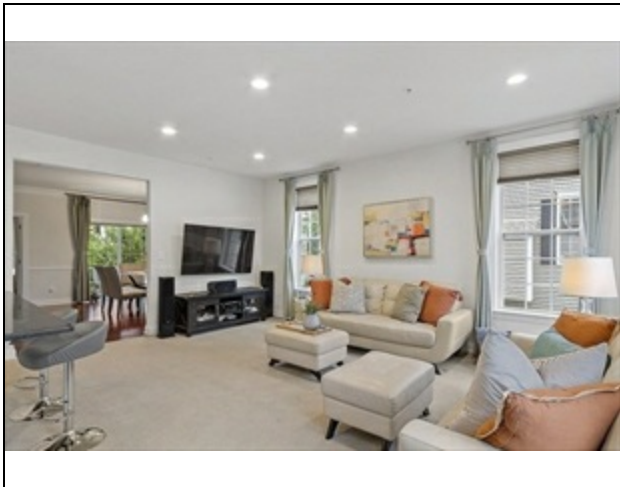
Listing Date: **6/6/2023**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$799,900**
Off Market Date:
Sale Date:

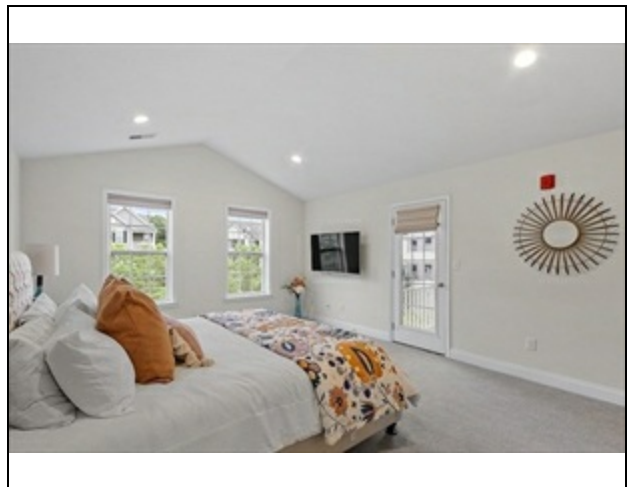
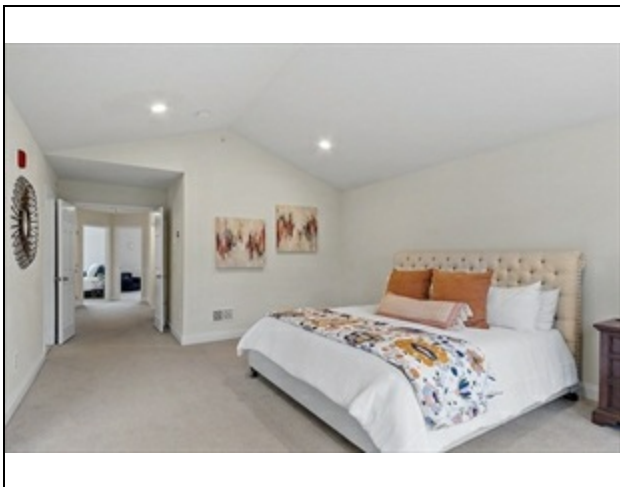
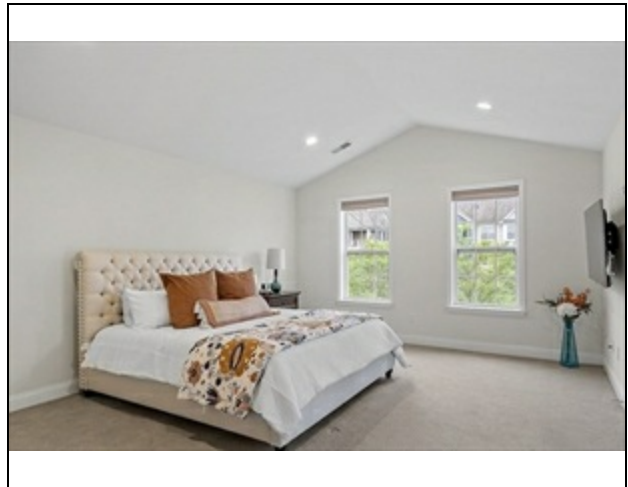
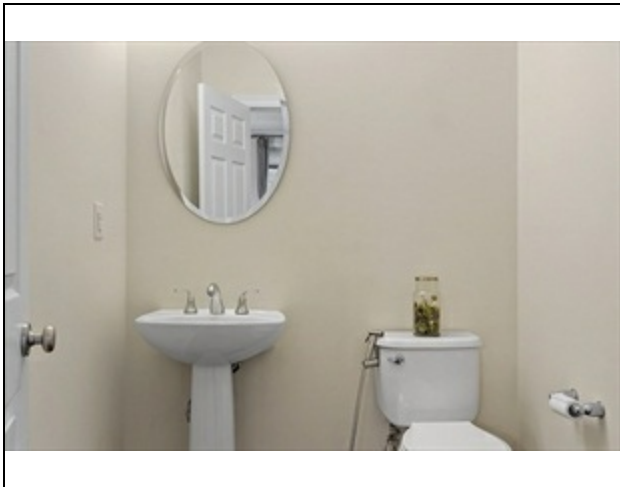
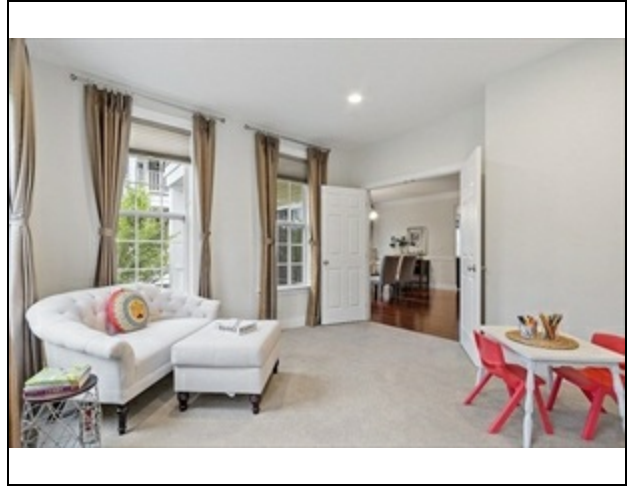
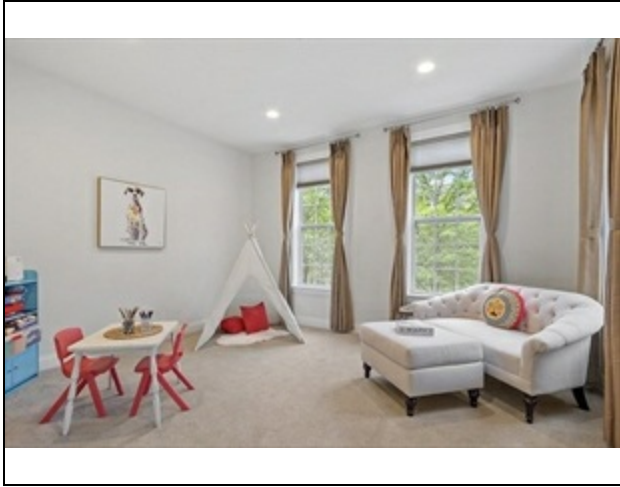
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

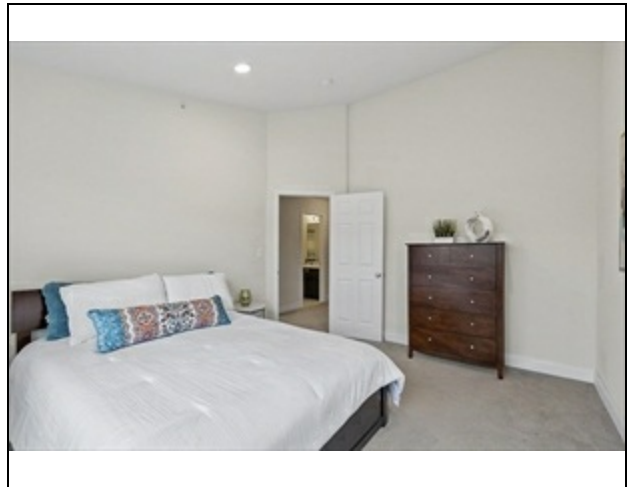
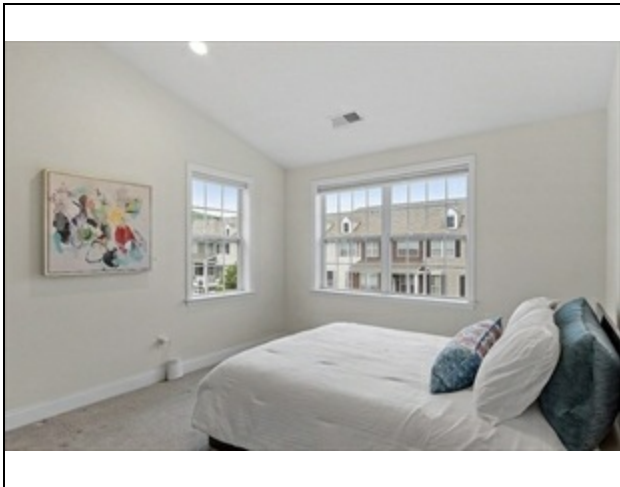
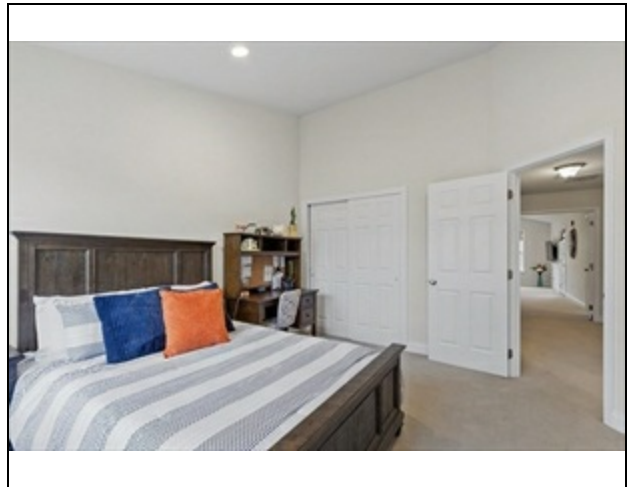
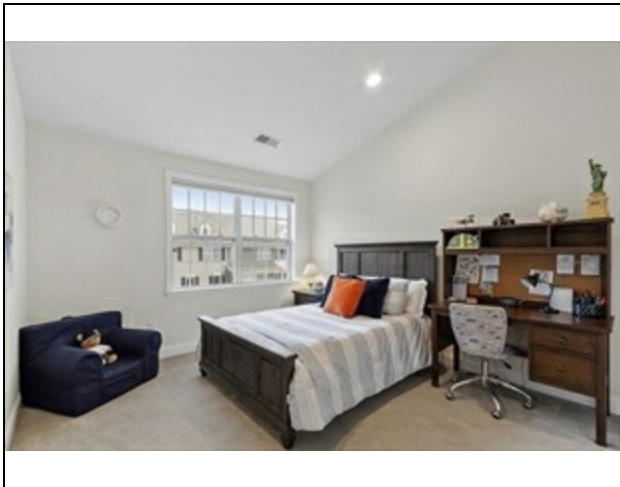
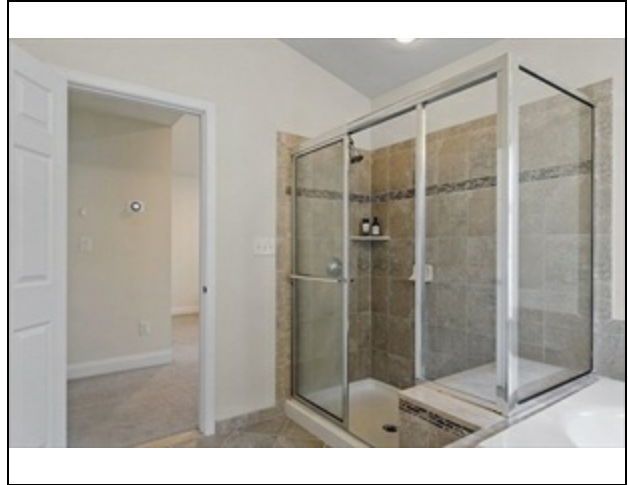
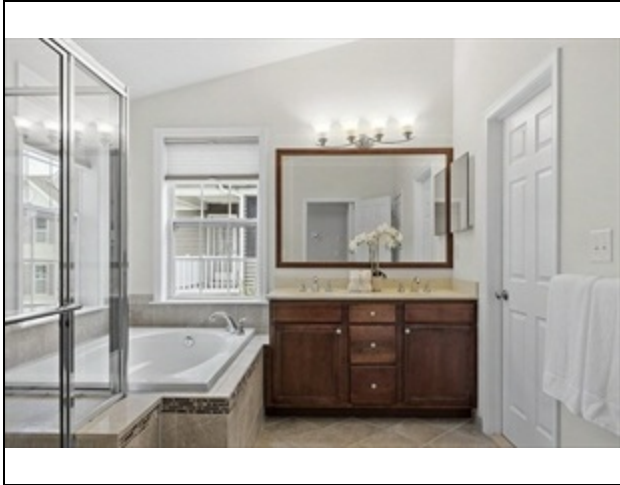
Market History for 37 Moses Wheelock Ln U:26, Westborough, MA 01581

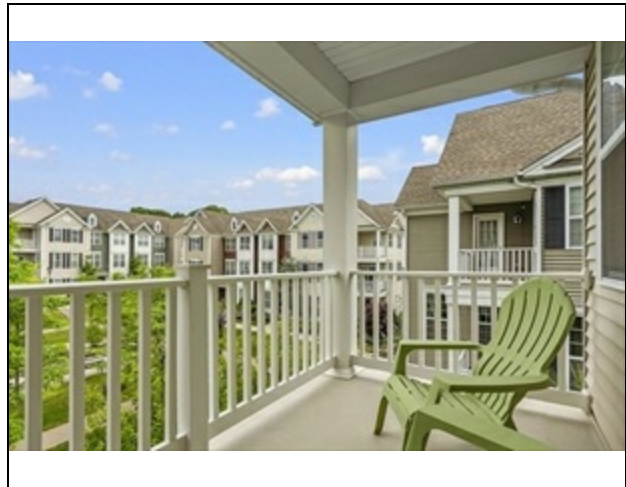
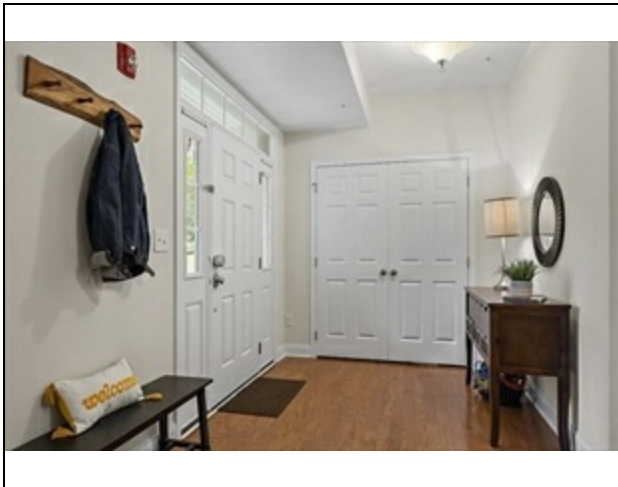
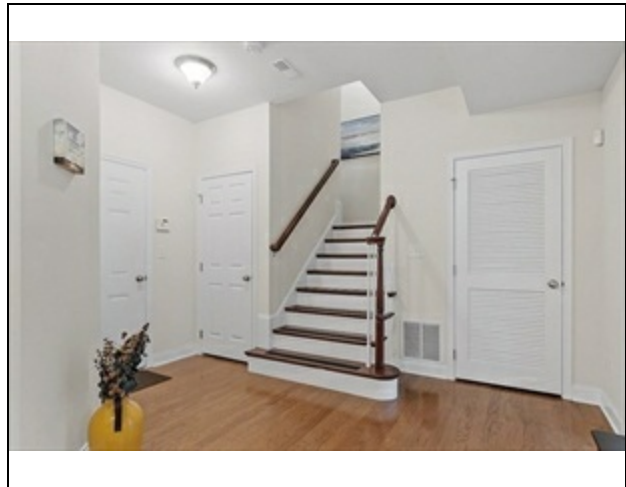
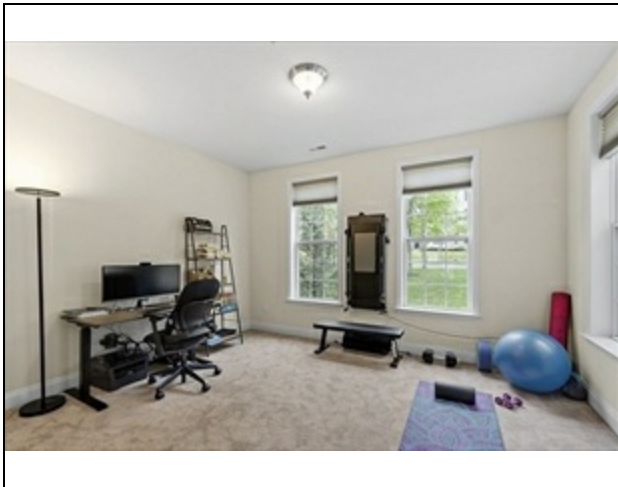
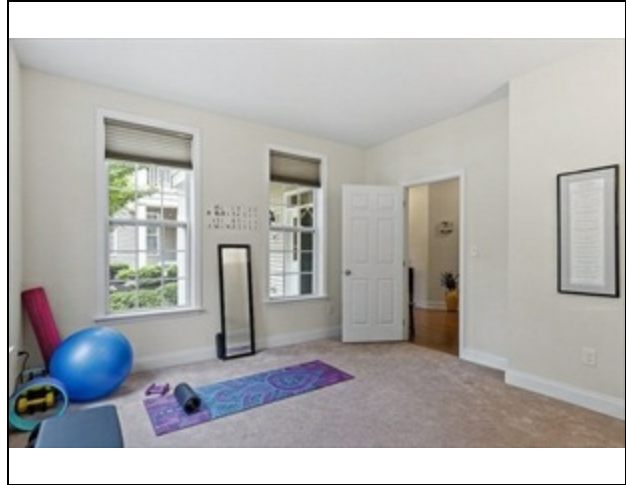
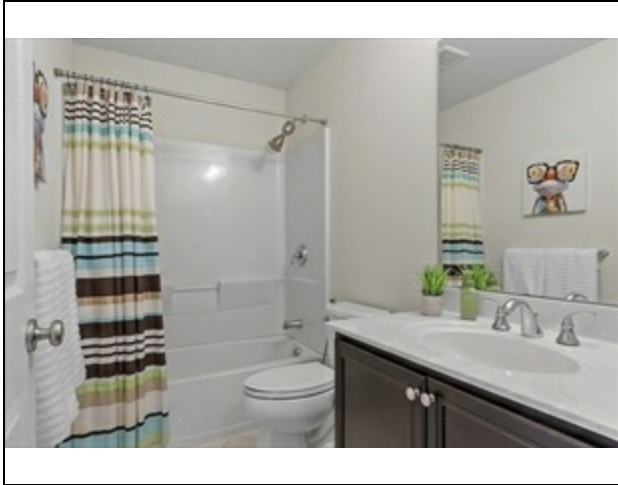
MLS #	Date			DOM	DTO	Price
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Market History for this property				0		

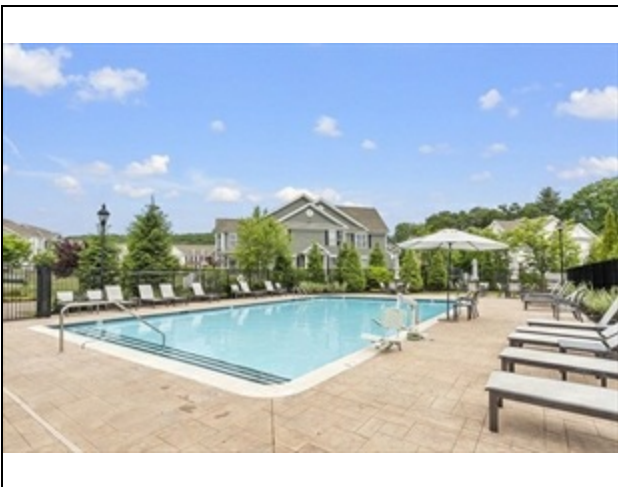
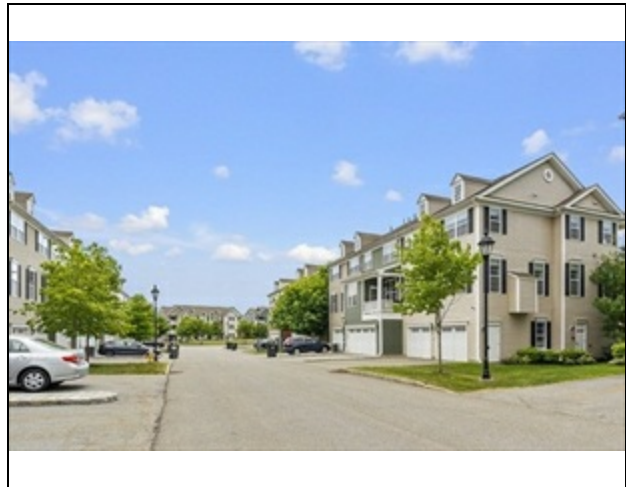
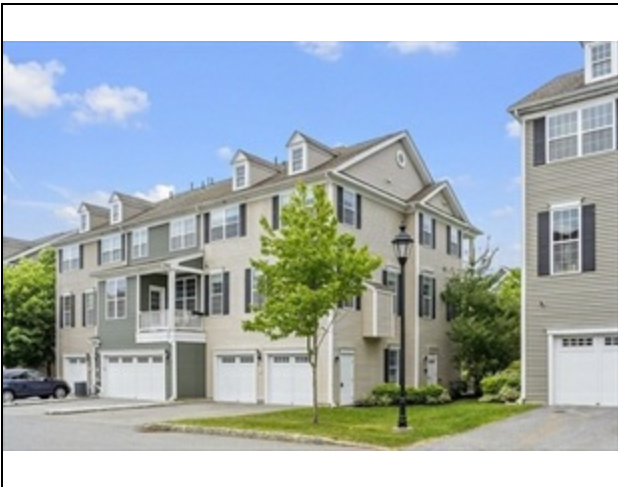
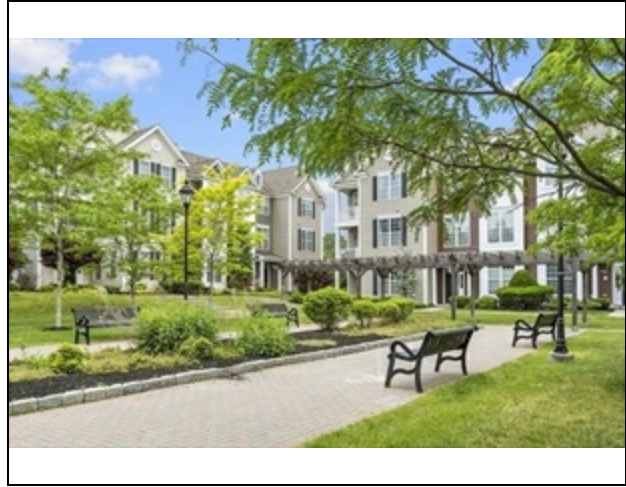




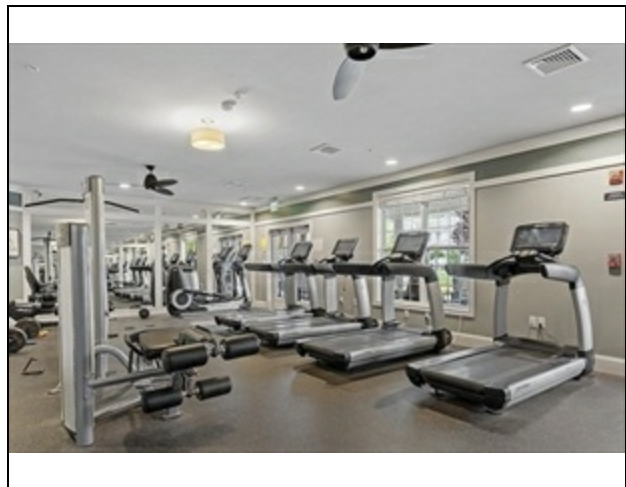




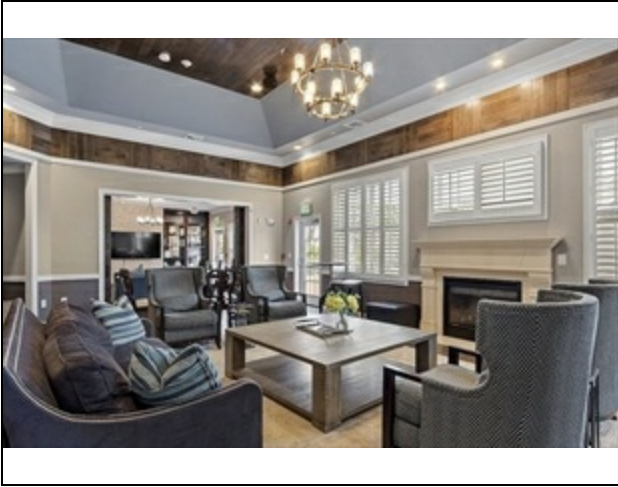




Clubhouse



Clubhouse



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Play Gym

