

MLS # 73097054 - New Condo - Townhouse

101 Hopkins St - Unit 1 Wakefield, MA 01880 Middlesex County Unit Placement: Street, End Unit Level: 1 Grade School: Walton/Dolbeare

Middle School: Galvin Middle High School: Wakefield Mem Outdoor Space Available: Yes - Common Handicap Access/Features:

List Price: \$640,000

Total Rooms: 6 Bedrooms: 3 Bathrooms: 3f 1h Main Bath: Yes Fireplaces: 0 Approx. Acres:

Directions: Use "105 Hopkins St" for better Google Maps accuracy. Turn in at "Wakefield Vista Apartments".

REMITARS

A rare find in this market; this young townhouse sits at the confluence of all things fantastic starting from its location - immediate access to 1-95/93, 2.5miles from hip Woburn Village (CAVA, Shake Shack, Cafe Nero),
1.8miles to scenic Lake Quannapowitt. The property itself is a corner unit that has best access to condo amenities as it's right by the yard and additional parking! Inside is a home designed with incredible layout, starting
the generous 3 BRs that incl. a ground level BR with ensuite bath for guests/in-laws. The Primary BR is a standard with a walk-in closet w/ custom shelving, ensuite bath w/ double vanities and a tub and shower system!
cellings with recessed lights complement the open layout kitchen/living/dining space, creating a lightled cheerful abode that has been the primary residence of the same owners who have loved their home since 2014.

Ample storage options from closets to utility room and deep garage space (+EV panel) with hidden nook for bikes

Property Information

Remarks

Approx. Living Area Total: 1,914 SqFt (\$334.38/SqFt) Approx. Above Grade: 1.914 SqFt

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

Living Area Source: Master Deed Levels in Unit: 3

Living Area Disclosures:

Heat Zones: 1 Central Heat, Forced Air, Electric

Cool Zones: 1 Central Air

Parking Spaces: 2 Off-Street, Assigned, Exclusive Parking

Garage S

Disclosures: See attached Seller's Disclosure with list of inclusions/exclusions and upgrades. Assigned parking space "A".

Garage Spaces: 1 Attached, Deeded

Complex & Association Information

Complex Name: Richmond Vista at Wakefield Townhomes

Units in Complex: 14 Complete: Yes

Units Owner Occupied: Source:

Buyer Agent: 2

Association: Yes Fee: \$325 Monthly

Assoc. Fee Incids: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds

Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features			
Living Room:	2	18'10X11'8"	Bathroom - Half, Flooring - Wood, Balcony / Deck, Open Floor Plan, Recessed Lighting			
Dining Room:	2	12'6"X11'6"	oring - Hardwood, Open Floor Plan			
Kitchen:	2	12'6"X11'10	Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Open Floor Plan			
Main Bedroom:	3	11'X16'6"	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Double Vanity			
Bedroom 2:	3	11'10X10'	Closet, Flooring - Wall to Wall Carpet			
Bedroom 3:	1	16'5"X11'10	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Recessed Lighting			
Bath 1:	1	7'6"X8'10"	Bathroom - Full			
Bath 2:	3	8'3"X7'10"	Bathroom - Full			
Bath 3:	3	8'3"X14'2"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower			
Laundry:	1		Dryer Hookup - Electric, Washer Hookup			
Bathroom:	2	5'5"X5'5"	Bathroom - Half			

Features

Area Amenities: Shopping, Golf Course, Highway Access Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator

Basement: No Beach: No

Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans

Electric Features: 200 Amps, EV Charging Station

Energy Features: Prog. Thermostat

Exterior: Vinyl

Exterior Features: Porch, Balcony, Garden Area Flooring: Tile, Wall to Wall Carpet, Hardwood Hot Water: Electric, Tank

Insulation Features: Full

Restrictions: Smoking - In Common Areas, Other (See Remarks)

Roof Material: Asphalt/Fiberglass Shingles Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water

Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup

Waterfront: No

Other Property Info

Adult Community: No Elevator: No

Disclosure Declaration: Yes Exclusions: Washer, dryer and Tesla charger in garage

Facing Direction: North Laundry Features: In Unit Lead Paint: None UFFI: Warranty Features Year Built/Converted: 2013 Year Built Source: Public Record Year Built Desc: Actual Year Round: Yes Short Sale w/Lndr, App. Reg: No

Lender Owned: No **Tax Information**

Pin #: 04-072-2A2B1 Assessed: \$597,900 Tax: \$7.013.36 Tax Year: 2023 Book: **63493** Page: **120**

Cert: Zoning Code: SR

Map: 04 Block: 072 Lot: 2A2B1

Compensation Sub-Agent: Not Offered

Facilitator: 1

Compensation Based On: Net Sale Price

Office/Agent Information

Listing Office: Keller Williams Realty R (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

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Lock Box, Go Direct, Schedule with ShowingTime

Showing: Facilitator: Lock Box, Go Direct, Karl Schedule with ShowingTime

Special Showing Instructions: Park at "A" (right most of the 4 parking spaces next to unit), or visitors' parking down the road.

Firm Remarks

Showing start at the Open House on Saturday, 10am. Offers are due by 6pm, Tuesday 18 April, and will only reviewed after deadline- no excepti

Market Information

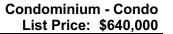
Listing Date: 4/11/2023 Days on Market: Property has been on the market for a total of 1 day(s) Expiration Date:

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:

Original Price: \$640,000 Off Market Date:

Market History for 101 Hopkins St U:1, Wakefield, MA 01880

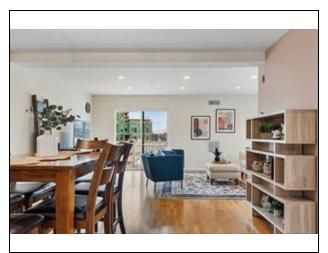
MLS #	Date			DOM	DTO	Price
73097054	4/11/2023	Listed for \$640,000	Treetop Group	1		\$640,000
Market History for Keller Williams Realty (G95022)						
			Market History for this property	1		





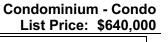






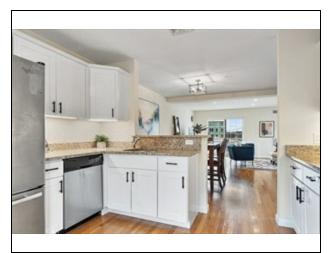








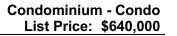


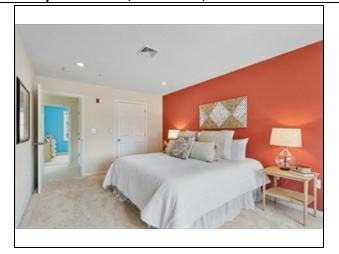








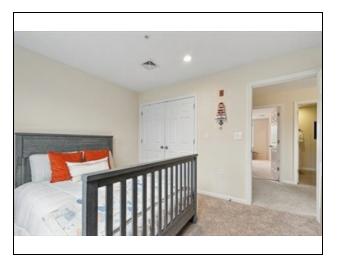




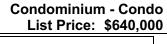


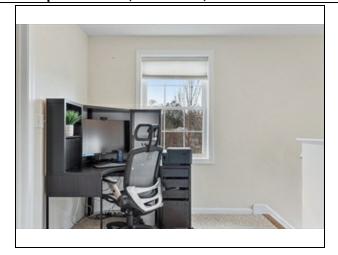






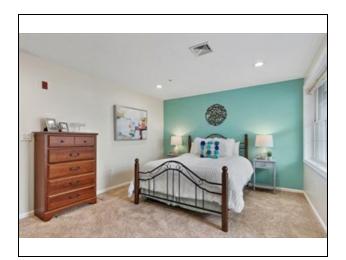




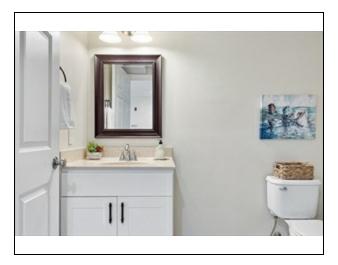


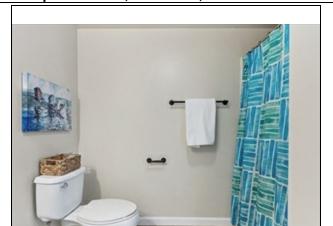














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