

**MLS # 73097054 - New**

**Condo - Townhouse**



**101 Hopkins St - Unit 1**  
**Wakefield, MA 01880**  
**Middlesex County**

List Price: **\$640,000**

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

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

**Remarks**

A rare find in this market; this young townhouse sits at the confluence of all things fantastic starting from its location - immediate access to I-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 with the generous 3 BRs that incl. a ground level BR with ensuite bath for guests/in-laws. The Primary BR is a standout with a walk-in closet w/ custom shelving, ensuite bath w/ double vanities and a tub and shower system! High ceilings with recessed lights complement the open layout kitchen/living/dining space, creating a light-filled 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**

Approx. Living Area Total: **1,914 SqFt (\$334.38/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Master Deed**  
 Approx. Above Grade: **1,914 SqFt** Approx. Below Grade:  
 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 Spaces: **1 Attached, Deeded**  
 Disclosures: **See attached Seller's Disclosure with list of inclusions/exclusions and upgrades. Assigned parking space "A".**

**Complex & Association Information**

Complex Name: **Richmond Vista at Wakefield Townhomes** Units in Complex: **14** Complete: **Yes** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$325 Monthly**  
 Assoc. Fee Incls: **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"	Flooring - 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**  
 Construction: **Frame**  
 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. Req: **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** Buyer Agent: **2**  
 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, Go Direct, Schedule with ShowingTime**  
 Showing: Facilitator: **Lock Box, Go Direct, 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 exceptions.**

**Market Information**

Listing Date: **4/11/2023** Listing Market Time: MLS# has been on for **1** day(s)  
 Days on Market: Property has been on the market for a total of **1** day(s) Office Market Time: Office has listed this property for **1** day(s)  
 Expiration Date: Cash Paid for Upgrades:  
 Original Price: **\$640,000** Seller Concessions at Closing:  
 Off Market Date:  
 Sale Date:

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

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











