



MLS # 73185387 - New

Condo - Garden, Mid-Rise

85 Commons Dr - Unit 107
Shrewsbury, MA 01545
Worcester County

List Price: \$205,000

Unit Placement: **Street**
Unit Level: **1**
Grade School: **Floral Street**
Middle School:
High School: **shrewsbury High**
Outdoor Space Available:
Handicap Access/Features:
Directions: **Route 20 or Route 9 to Commons Drive.**

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

Remarks

This stunning studio unit is entirely renovated in the highly-sought after Shrewsbury Commons~Fabulous sunlight filtering through tall sliders~Good sized Living/Bedroom~Ample closet storage, fully appliances kitchen with new wood cabinets, new countertop, laminate flooring, new tiles and new appliances~Updated bathroom has heated floor, new vanity, faucets, paint and new tile~Laundry steps away on same floor. This complex has a wide array of amenities, including swimming pool, a fitness center, a community/club room, a laundry room and individual storage~1 deeded assigned parking and plenty of visitor parking~Great location, easy access to major highways tons of restaurants and shopping~ Umass Hospital is a few minutes drive~Don't miss the opportunity to own this beautiful unit. Come and see this unit . Showings begin at the open house on Saturday from 12-1:30 pm.Offers are due on Monday at noon.

Property Information

Approx. Living Area Total: **529 SqFt (\$387.52/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **529 SqFt** Approx. Below Grade: **0 SqFt** Levels in Unit: **1**
Living Area Disclosures:

Heat Zones: **1 Electric** Cool Zones: **1 Wall AC**
Parking Spaces: **1 Off-Street, Deeded, Guest** Garage Spaces: **0**
Disclosures: **Offers if any are due on Monday 12/11 @ 12 pm. All offer packets to (include Signed Facts to Factor in & Sellers disclosures) be emailed as 1 PDF to Listing agent. Deposit will be collected via Earnest Deposit Link. Owner occupancy only.**

Complex & Association Information

Complex Name: **Shrewsbury Commons** Units in Complex: **102** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$287 Monthly**
Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Exercise Room, Extra Storage, Refuse Removal**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Balcony / Deck, Remodeled, Slider
Dining Room:	1		-
Kitchen:	1		Flooring - Laminate, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Remodeled
Bath 1:	1		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Enclosed Shower - Fiberglass, Remodeled

Features

Area Amenities: **Shopping, Swimming Pool, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School, University**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**
Exterior: **Brick**
Exterior Features: **Patio**
Flooring: **Tile, Laminate**
Hot Water: **Electric**
Insulation Features: **Full**
Management: **Professional - On Site**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Elevator: **Yes**
Disclosure Declaration: **Yes**
Exclusions: **Bidet attachment.**
Facing Direction: **Unknown**
Laundry Features: **In Building**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1974**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **Unknown**
Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:36 B:069000 L:85-107**
Assessed: **\$129,200**
Tax: **\$1,695** Tax Year: **2023**
Book: **52343** Page: **349**
Cert: **00000043099**
Zoning Code: **APT**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
Facilitator: **2%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **KW Pinnacle MetroWest** (508) 754-3020
Listing Agent: **Muneeza Realty Group** (508) 254-5312
Team Member(s): **Germaine Plichon** (262) 745-9122; **Muneeza Nasrullah** (508) 254-5312
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: **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Please remove shoes.**

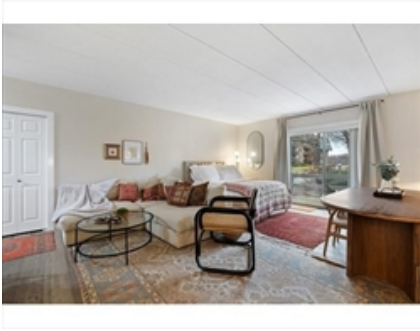
Firm Remarks

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Market Information

Listing Date: **12/6/2023**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$205,000**
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:

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Complex & Association Information

Complex Name: **Shrewsbury Commons**

Units in Complex: **102** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$287 Monthly**

Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Exercise Room, Extra Storage, Refuse Removal**

Special Assessments: **Unknown**

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Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**

Exterior: **Brick**

Exterior Features: **Patio**

Flooring: **Tile, Laminate**

Hot Water: **Electric**

Insulation Features: **Full**

Management: **Professional - On Site**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range**

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **Yes**

Disclosure Declaration: **Yes**

Exclusions: **Bidet attachment.**

Facing Direction: **Unknown**

Laundry Features: **In Building**

Lead Paint: **Unknown**

UFFI: Warranty Features:

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