



**MLS # 73297260 - New
Single Family - Detached**

**38 Nelson St
Grafton, MA 01536
Worcester County**

List Price: **\$649,900**

Style: **Split Entry**

Total Rooms: **6**

Color: **Cream**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Approx. Acres: **0.43 (18,731 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Rte 140 to Nelson st**

Contemporary Split on the Grafton/Shrewsbury line now available! This beautiful water front home has the location, updates and amenities that are currently in demand! Open concept living/kitchen/dining with 20ft ceilings and fireplace~French doors open to deck with sunken hot tub overlooking Windle Pond~Imagine relaxing on the deck while watching swans and herons~Nice kitchen with upgraded cabinets, granite counters, and stainless appliances~All three bedrooms on the same level~Main bathroom has a tiled walk in shower with glass door,Hallway bath is also tiled with tub~ 2018 New roof~Bright and roomy finished basement~Anderson Windows~Gas heat~Water softening system~Brick patio~Stone walls. Location cannot be beat~minutes to Route 9 and 20 and Pike, Nelson Park and library just down the street! Lovingly cared for, beautifully updated, and ready for new owners!

Property Information

Approx. Living Area Total: **1,824 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **1,282 SqFt**

Approx. Below Grade: **542 SqFt**

Living Area Disclosures:

Heat Zones: **Hot Water Baseboard, Heat Pump, Gas**

Cool Zones: **Heat Pump, Ductless Mini-Split System**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Under**

Disclosures: **Hot Tub is conveyed with the home.Sellers used only once.Two tax bills parcel of land 0.09 located in Shrewsbury please see attached.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Vaulted, Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Main Level, Deck - Exterior, Open Floor Plan
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 3:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Laundry:	B		-
Office:	B		Flooring - Wall to Wall Carpet, Open Floor Plan

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Water Softener**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Highway Access, Public School, T-Station, University**

Basement: **Yes Full, Finished, Walk Out**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck, Patio**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1995** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Lot Description: **Scenic View(s)**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **Private Water**
Waterfront: **Yes Pond, Direct Access**
Water View: **Yes Pond**

Pin #: **M:0011 B:0000 L:0032.0**
Assessed: **\$532,400**
Tax: **\$7,619** Tax Year: **2024**
Book: **60497** Page: **239**
Cert: **000000050675**
Zoning Code: **R2**
Map: Block: Lot:

Office/Agent Information

Office: KW Pinnacle MetroWest  (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

Team Member(s): Muneeza Nasrullah  (508) 254-5312

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