

MLS # 73351138 - New

Condo - Low-Rise



2 Winslow Lane - Unit 206
Grafton, MA 01536
Worcester County

List Price: \$599,990

| | |
|---------------------------------------|------------------|
| Unit Placement: | Total Rooms: 5 |
| Unit Level: 2 | Bedrooms: 2 |
| Grade School: | Bathrooms: 2f 0h |
| Middle School: | Main Bath: Yes |
| High School: | Fireplaces: 0 |
| Outdoor Space Available: Yes - Common | Approx. Acres: |
| Handicap Access/Features: | |
| Directions: Institute - Winslow | |

First resale at Winslow Point in this desirable North Grafton community with ELEVATORS&2Car Garage parking! Enjoy this sun flooded end unit with 50k in upgrades~The energy-efficient Lincoln plan features a large, bright living room with large windows facing south, a private balcony & an eat-in kitchen with hardwood floors, plenty of cabinet space & quartz countertops~The private Owner's Suite includes a walk-in closet & a beautiful spa-quality Master Bath! This unit features a 2nd bed & a full bath, a laundry room and flex room/office that can be used as a 3rd bedroom~Trash disposal on each floor~2 underground parking spots included in the deed~Outside amenities include BBQ grills/lounging area perfect for entertaining~Pets station provided to clean up after your pets~Ample green field for play~Minutes to the Grafton MBTA for easy commute to Boston or Worcester~Mins to shopping,Market Basket,restaurants,&UMass Hospital ~Sidewalks to Woodland Hill area for hiking!Guest Parking galore!

Property Information

Approx. Living Area Total: **1,582 SqFt (\$379.26/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **1,582 SqFt** Approx. Below Grade: Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **Central Heat, Forced Air, Heat Pump, Electric** Cool Zones: **Central Air, Heat Pump**

Parking Spaces: **10 Off-Street, Tandem, Guest, Paved Driveway** Garage Spaces: **2 Under, Deeded, Assigned**

Disclosures:

Complex & Association Information

Complex Name: **Winslow Point** Units in Complex: **105** Complete: **No** Units Owner Occupied: Source:

Association: **Yes** Fee: **\$588 Monthly**

Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Park, Recreational Facilities, Walking/Jogging Trails, Refuse Removal, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|------|--|
| Living Room: | 1 | | Flooring - Hardwood, Main Level |
| Dining Room: | 1 | | Flooring - Hardwood, Balcony - Exterior, Main Level, Slider |
| Kitchen: | 1 | | Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting |
| Main Bedroom: | 1 | | Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Double Vanity, Recessed Lighting |
| Bath 2: | 1 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Recessed Lighting |
| Laundry: | 1 | | - |
| Home Office: | 1 | | Flooring - Wall to Wall Carpet, French Doors, Main Level |

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-**

Other Property Info

Disclosure Declaration: **Yes**

Station, UniversityAppliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**Association Pool: **No**Assoc. Security: **Intercom**Basement: **No**Beach: **No**Construction: **Frame**Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements, Certificate of Insurance**Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**Exterior Features: **Balcony**Flooring: **Tile, Wall to Wall Carpet, Hardwood**Hot Water: **Tank, Tankless**Insulation Features: **Full**Interior Features: **Security System, Cable Available**Management: **Professional - Off Site**Pets Allowed: **Yes w/ Restrictions**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**Utility Connections: **for Electric Range**Waterfront: **No**

Exclusions:

Facing Direction: **Northwest**Laundry Features: **In Unit**Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2024**Year Built Source: **Public Record**Year Built Desc: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**Lender Owned: **No****Tax Information**



Pin #:

Assessed: **\$0**Tax: **\$0** Tax Year: **2025**Book: **000** Page: **000**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information**Office:** Keller Williams Pinnacle MetroWest  (508) 754-3020**Agent:** Muneeza Realty Group (508) 254-5312**Team Member(s):** Muneeza Nasrullah  (508) 254-5312

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