

MLS # 73220135 - New

Condo - Townhouse



33 America Blvd - Unit 33
Ashland, MA 01721
Middlesex County

List Price: **\$665,000**

Unit Placement: **End**
Unit Level: **1**
Grade School: **Warren**
Middle School: **Ashland Middle**
High School: **Ashland High**
Outdoor Space Available:
Handicap Access/Features:
Directions: **Rt 135 to Chestnut to America Blvd**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 1h**
Main Bath:
Fireplaces: **2**
Approx. Acres:

Remarks

Fantastic offering at the highly sought after Village of the Americas, in the desirable town of Ashland! This well-loved EAST facing end unit townhome features an open floor plan~The 1st floor houses an oversized kitchen with recently painted white cabinets, a center island, a gas stove with vented hood, beautiful backsplash, granite counters and SS appliances~There is a large dining area & family room with great light & views of the private backyard~The 2nd floor stairs leads to the primary bedroom sanctuary complete with a gas fireplace & main bath and a 2nd bedroom with it's own bath~An office on the 3rd level & a finished room in the walk-out lower level complete the unit~Carpet on upper levels and stairs has been replaced giving a polished, modern look throughout~Freshly painted throughout in 2024 ~ Two car tandem garage~Easy access to I-90, Rt-9, Rt-135 and I-495. Minutes to shopping, commuter train and parks. Ready to move in! Welcome Home!!

Property Information

Approx. Living Area Total: **2,220 SqFt (\$299.55/SqFt)**

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

Living Area Source: **Public Record**

Approx. Above Grade: **2,050 SqFt**

Approx. Below Grade: **170 SqFt**

Levels in Unit: **3**

Living Area Disclosures: **Includes finished room in basement**

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Under**

Disclosures: **Please, no buyer letters with offers; Buyers Agent MUST accompany buyer on showings; Do NOT give out lockbox/access information to buyers.**

Complex & Association Information

Complex Name: **Village of the America's**

Units in Complex: **80** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$340 Monthly**

Assoc. Fee Incls: **Master Insurance, Road Maintenance, Landscaping, Snow Removal, Park**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Main Level, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Fireplace, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower
Study:	3		Flooring - Wall to Wall Carpet
Game Room:	B		Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Medical Facility**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**

Basement: **Yes Partial, Finished, Walk Out, Interior Access, Garage Access**

Beach: **No**

Construction: **Frame**

Exterior: **Shingles**

Exterior Features: **Deck**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Insulation Features: **Full**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range**

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Seller's personal items and all smart devices**

Facing Direction: **East**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2004**

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 #: **M:021.0 B:0003 L:0400.3**

Assessed: **\$611,800**

Tax: **\$8,100** Tax Year: **2024**

Book: **72335** Page: **442**

Cert: **00000031869**

Zoning Code: **Res**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **2%**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: KW Pinnacle MetroWest (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

Team Member(s): Arathi Cowlagi (508) 320-1109; Muneeza Nasrullah (508) 254-5312

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