

**MLS # 73266533 - New
Condo - Garden**



**215 Deacon Shattuck Way - Unit
215
Westborough, MA 01581
Worcester County**

List Price: **\$569,900**

Unit Placement: **Corner**

Total Rooms: **4**

Unit Level: **2**

Bedrooms: **2**

Grade School: **Fales/MPS**

Bathrooms: **2f 0h**

Middle School: **Gibbons**

Main Bath: **Yes**

High School: **WHS**

Fireplaces: **0**

Outdoor Space Available: **Yes -
Common**

Approx. Acres:

Handicap Access/Features:

Directions: **Route 9 W/E--Otis Street-Smith Pkwy-Fisher Street-Gleason
St-Townsend Blvd-Deacon Shattuck Way.**

Move-in ready Toll Brothers condominium in a much desirable Westborough Village~The 2bd/2ba Charles New England style corner unit is a spacious & well-maintained home with stunning views overlooking open fields~The home offers many upgrades with an open floor plan,hardwood dining area & LR,opening up to a balcony with a picturesque view~The kitchen is equipped with stone counters, SS appliances & upgraded white cabinets~The main bedroom suite includes a shower & soaking tub & a large walk-in closet~The guest bedroom includes its own full bath & a large closet~The unit is also equipped with a centralized dehumidifier,in-unit laundry, A/C & extra exclusive storage on the same level~The unit comes with 1 deeded parking spot & plenty of visitor parking~This community offers a clubhouse w/ fitness center, billiard/card room, main function hall, full-service kitchen, screening room & art classroom~Outdoor swimming pool & sun deck~Excellent location approx 1/2 mile to MBTA Station & shopping

Property Information

Approx. Living Area Total: **1,183 SqFt (\$481.74/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,183 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **1 Off-Street, Assigned**

Garage Spaces: **0**

Disclosures:

Complex & Association Information

Complex Name: **Westboro Village**

Units in Complex: **276** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$290 Monthly**

Assoc. Fee Incls: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Exercise Room, Refuse Removal, Clubhouse, Reserve Funds, Management Fee**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Balcony - Exterior, Main Level, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Main Level
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Hot Tub / Spa, Countertops - Stone/Granite/Solid, Main Level, Double Vanity, Recessed Lighting
Bath 2:	1		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting
Laundry:	1		Flooring - Hardwood, Main Level

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**

Other Property Info

Disclosure Declaration: **No**
Exclusions:

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Association Financial Statements, Certificate of Insurance**
Exterior: **Vinyl**
Exterior Features: **Balcony**
Flooring: **Tile, Hardwood**
Hot Water: **Natural Gas**
Insulation Features: **Full**
Management: **Professional - On Site**
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**

Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2015**
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:0018 B:000005 L:241**
Assessed: **\$466,300**
Tax: **\$7,652** Tax Year: **2024**
Book: **57265** Page: **128**
Cert: **000000061820**
Zoning Code: **BUS**
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): Muneeza Nasrullah  (508) 254-5312

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