

MLS # 73311021 - New

Condo - Townhouse



8 Daffodil Ct - Unit 8
Grafton, MA 01560
Worcester County

Unit Placement:

Unit Level: 1

Grade School: South Grafton

Middle School: Grafton Middle

High School: Grafton High

Outdoor Space Available:

Handicap Access/Features:

Directions: Rt 140 S to Williams or Rt 122 S to Milford Rd.

Next Open House: Sunday, November 10, 2024 12:00 PM - 2:00 PM

Event Type: In-Person

List Price: \$509,900

Total Rooms: 5

Bedrooms: 3

Bathrooms: 2f 1h

Main Bath:

Fireplaces: 0

Approx. Acres: 68.2 (2,970,792 SqFt)

Welcome to desirable Hilltop Farms built by industry leader Pulte Homes! This beautiful townhouse offers 3 beds and 2.5 baths with a 1 car attached garage~The two story foyer opens into the formal dining room and continue through the kitchen with updated quartz counters and breakfast area with a slider to the deck overlooking the tranquil and private backyard~ The living room has a lot of sun radiating through the large windows~The primary suite has an oversized closet, full bath with double vanity and jetted tub~Two additional good-sized bedrooms, laundry room and additional full bath complete the second floor~Lots of extra space in the finished walk out basement with office area, a media room perfect for entertaining and a playroom~Freshly painted throughout with upgrades that include kitchen quartz counters, wood floors in kitchen, hardwood floors on 2nd floor foyer~2016 new water heater~Great location, close to major routes and the commuter rail.

Property Information

Approx. Living Area Total: 2,170 SqFt (\$234.98/SqFt)

Approx. Above Grade: 1,611 SqFt

Living Area Disclosures: Buyer and Buyer's Agent to verify all information and perform their own due diligence

Living Area Includes Below-Grade SqFt: Yes

Approx. Below Grade: 559 SqFt

Living Area Source: Public Record

Levels in Unit: 2

Heat Zones: 2 Forced Air, Heat Pump, Gas

Parking Spaces: 2 Off-Street, Paved Driveway

Disclosures:

Cool Zones: 2 Central Air, Heat Pump

Garage Spaces: 1 Attached

Complex & Association Information

Complex Name: Hilltop Farms

Association: Yes Fee: \$389 Monthly

Assoc. Fee Inclds: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal

Special Assessments: Unknown

Units in Complex: 256 Complete: Yes

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Crown Molding
Kitchen:	1		Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Tiled With Tub & Shower, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Vinyl
Media Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Office:	B		Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Area Amenities: Public Transportation, Shopping, Walk/Jog Trails, Bike Path, Conservation Area, House of Worship, Public School, T-Station, University

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

Basement: Yes Full, Finished, Walk Out

Beach: No

Construction: Frame

Docs in Hand: Rules & Regs, Association Financial Statements

Exterior: Vinyl

Exterior Features: Deck, Deck - Wood

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

Insulation Features: Full

Pets Allowed: Yes w/ Restrictions

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Waterfront: No

Water View: No

Other Property Info

Disclosure Declaration: Yes

Exclusions:

Facing Direction: West

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built/Converted: 2006

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:0133 B:3930 L:0002.0

Assessed: \$431,000

Tax: \$6,168 Tax Year: 2024

Book: 57108 Page: 255

Cert: 00000048257

Zoning Code: OLI

Map: Block: Lot:

Office/Agent Information

Listing Office: KW Pinnacle MetroWest ☎ (508) 754-3020

Listing Agent: Muneeza Realty Group (508) 254-5312

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

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agency: ☑ Schedule with ShowingTime or Call 888-627-2775

Showing: Buyer's Broker: ☑ Schedule with ShowingTime or Call 888-627-2775

Showing: Facilitator: ☑ Schedule with ShowingTime or Call 888-627-2775

Special Showing Instructions:

Firm Remarks

Email offers in ONE PDF to Muneeza@MuneezaRealtyGroup.com & include the signed Contract, current pre-approval letter or POF & Agency Disclosure, sellers disclosures and concrete from. All escrow deposits will be processed through Earnest, KW's online deposit system. No buyer letters, please. Please make offers good for 24 hrs. Sellers prefer Dec 18th closing. Offers due Monday 11/11 at 5 pm.

Market Information

Listing Date: 11/8/2024

Days on Market: Property has been on the market for a total of 2 day(s)

Expiration Date:

Original Price: \$509,900

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 2 day(s)

Office Market Time: Office has listed this property for 2 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 8 Daffodil Ct U:8, Grafton, MA 01560

MLS #	Date			DOM	DTO	Price
73311021	11/8/2024	Listed for \$509,900	Muneeza Realty Group	2		\$509,900
Market History for KW Pinnacle MetroWest (AN6641)				2		
Market History for this property				2		

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