



**MLS # 73155798 - Active**  
**Condo - Townhouse, Half-Duplex**

**17 Eagle Dr - Unit 17** List Price: **\$649,900**  
**Shrewsbury, MA 01545**  
**Worcester County**  
Unit Placement: **End** Total Rooms: **7**  
Unit Level: **1** Bedrooms: **3**  
Grade School: **Beal** Bathrooms: **3f 0h**  
Middle School: **Oak/Sherwood** Main Bath: **Yes**  
High School: **Shrewsbury High** Fireplaces: **1**  
Outdoor Space Available: Approx. Acres:  
Handicap Access/Features:  
Directions: **Route 9-Harrington-Old Mill-Audubon-Ptarmigan-Eagle Drive**

**Remarks**

**Pride of ownership in this IMMACULATE NORTH FACING condo in Ternberry neighborhood! No condo Fees!Great commuter access~minutes to I-290, Umass Hospital and Rte 9~Bright open floor plan on the first level with sliders to deck overlooking private flat back yard~Nine foot ceilings and tons of large windows~Hardwood flooring throughout~1st Floor master suite~Kitchen with granite counters and stainless steel appliances~Finished basement fully permitted with full bath, 3rd bedroom, game room and office~Interior Painted 2023~2017updates include new ceramic tile in bathrooms, new sinks and toilets, new faucets, new granite counters in both the first floor bathrooms and kitchen~2010 New roof~2013 New water heater~Basement is set up for a game room and a built in projector and sound system which comes with the house~Located on a dead end cul-de-sac~this will not last! Seller prefers to close asap and rent back till end of November. Showings begin 9/7 at the OH 5:30-7**

**Property Information**

Approx. Living Area Total: **2,164 SqFt (\$300.32/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
Approx. Above Grade: **1,454 SqFt** Approx. Below Grade: **710 SqFt** Levels in Unit: **1**  
Living Area Disclosures: **3rd bedroom and bath are in the lower level**  
Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**  
Parking Spaces: **3 Off-Street** Garage Spaces: **1 Attached, Garage Door Opener**  
Disclosures: **3rd bedroom is in the lower level with a full bath.**

**Complex & Association Information**

Complex Name: **The Landings** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$0**  
Assoc. Fee Incls: **N/A**  
Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan
Kitchen:	1		Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	1		Closet - Walk-in, Flooring - Hardwood, Main Level, Dressing Room
Bedroom 2:	1		Closet, Flooring - Hardwood, Main Level
Bedroom 3:	B		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Main Level, Double Vanity
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Bath 3:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Vinyl, Main Level
Game Room:	B		Bathroom - Full, Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting
Office:	B		Flooring - Stone/Ceramic Tile

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School**  
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Finished, Interior Access, Bulkhead**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Certificate of Insurance**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Wood**  
Flooring: **Tile, Hardwood**  
Hot Water: **Natural Gas**  
Interior Features: **Security System, Cable Available**  
Management: **Owner Association**  
Pets Allowed: **Yes**  
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**

Disclosure Declaration: **Yes**  
Exclusions:  
Facing Direction: **North**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1998**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **Unknown**  
Lender Owned: **Undisclosed**

**Tax Information**

Pin #: **M:26 B:193000 L:R**  
Assessed: **\$506,400**  
Tax: **\$6,644** Tax Year: **2023**  
Book: **57821** Page: **127**  
Cert: **000000108725**  
Zoning Code: **RES B-**  
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