

**MLS # 73122302 - New**

**Condo - Townhouse**



**1 Simeon Howard Way - Unit 57  
Westborough, MA 01581  
Worcester County**

List Price: **\$899,900**

Unit Placement: **End**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:

Total Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Acres:

Outdoor Space Available: **Yes - Common**  
Handicap Access/Features:  
Directions: **Rt. 9-Otis St- Smith Pkway- Gleason- Townsend-Simeon Howard Way**  
Next Open House: **Saturday, June 10, 2023 12:00 PM - 2:00 PM**

Event Type: In-Person

**Remarks**

East facing True 3 bedroom end unit Canton model! Bring your pickiest buyer!~Gorgeous Chef's kitchen w/ an abundance of Yorktowne Cabinetry, SS appliances, granite counters & backsplash, peninsula seating, hood for exhaust venting outside~Eat-in area sits perfectly in an alcove of windows overlooking the park & clubhouse~Gleaming HW flooring throughout the 1st floor, w/ an open floor plan makes entertaining family & friends a pleasure~Over-sized windows & glass doors flood the living spaces tons of natural light~Family room off the kitchen w/ gas fireplace, formal living area/dining area, dedicated office/playroom & half bath on all the first floor~All 3 bedrooms on the second floor are massive with vaulted ceilings~2 beds share a Jack & Jill bath~Second Floor laundry~ Lower level is huge with utilities on the side and ready to be finished~Enjoy the heated in-ground pool, gym & library at the Clubhouse~Less than a mile to the train station! Mins to Rte 9, Mass Pike, 9 grocery stores ...

**Property Information**

Approx. Living Area Total: **2,500 SqFt (\$359.96/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **2,500 SqFt** Approx. Below Grade:  
Living Area Disclosures: Levels in Unit: **2**

Heat Zones: **2 Forced Air, Gas** Cool Zones: **2 Central Air**  
Parking Spaces: **4 Paved Driveway** Garage Spaces: **2 Attached**  
Disclosures: **Offer must include following language: "The Graebel Rider to Buyer Offer is hereby a Part of this Offer." Please provide Proof of Funds for deposit monies with offer. Please allow 3 business days for offer review/acceptance.**

**Complex & Association Information**

Complex Name: **Westborough Village** Units in Complex: **276** Complete: **Yes** Units Owner Occupied: **Source:**  
Association: **Yes** Fee: **\$364 Monthly**  
Assoc. Fee Inclds: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Park, Exercise Room, Clubroom, Walking/Jogging Trails, Refuse Removal, Clubhouse, Management Fee**  
Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	15X27	Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1	15X15	Flooring - Hardwood, Deck - Exterior
Kitchen:	1	18X12	Flooring - Hardwood
Main Bedroom:	2	19X14	Bathroom - Full, Ceiling Fan(s), Ceiling - Vaulted, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	14X13	Bathroom - Full, Ceiling - Vaulted, Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	20X20	Bathroom - Full, Ceiling - Vaulted, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1	5X5	-
Bath 2:	2	6X11	-
Bath 3:	2	14X13	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Walk-in, Flooring - Stone/Ceramic Tile
Laundry:	2	5X5	Flooring - Stone/Ceramic Tile
Home Office:	1	9X13	Flooring - Hardwood

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool**  
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**  
Association Pool: **Yes Inground, Heated**  
Basement: **Yes Full, Bulkhead, Sump Pump**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements, Certificate of Insurance**  
Electric Features: **200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Composite**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Natural Gas**  
Insulation Features: **Full**  
Interior Features: **Cable Available**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes**  
Restrictions: **RV/Boat/Trailer**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range, Icemaker Connection**  
Waterfront: **No**

**Other Property Info**

Elevator: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Facing Direction: **East**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: **Warranty Features:**  
Year Built/Converted: **2014**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0018 B:000005 L:57**  
Assessed: **\$716,000**  
Tax: **\$12,057** Tax Year: **2023**  
Book: **57539** Page: **66**  
Cert: **00000084920**  
Zoning Code: **BUS**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**  
Facilitator: **2.5%**  
Compensation Based On: **Net Sale Price**

**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-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Schedule with ShowingTime or Call 888-627-2775**  
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775**  
Special Showing Instructions: **Showings begin at the Open House**

**Market Information**

Listing Date: **6/8/2023** Listing Market Time: MLS# has been on for **0** day(s)  
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: **\$899,900** Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

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Units Owner Occupied: Source:

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Association Pool: Yes Inground, Heated

Basement: Yes Full, Bulkhead, Sump Pump

Beach: No

Construction: Frame

Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements, Certificate of Insurance

Electric Features: 200 Amps

Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat

Exterior: Vinyl

Exterior Features: Porch, Deck - Composite

Flooring: Tile, Wall to Wall Carpet, Hardwood

Hot Water: Natural Gas

Insulation Features: Full

Interior Features: Cable Available

Management: Professional - Off Site

Pets Allowed: Yes

Restrictions: RV/Boat/Trailer

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Utility Connections: for Gas Range, Icemaker Connection

Waterfront: No

Other Property Info

Elevator: No

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Lead Paint: Unknown

UFFI: Warranty Features:

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Lender Owned: No

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Tax: \$12,057 Tax Year: 2023

Book: 57539 Page: 66

Cert: 000000084920

Zoning Code: BUS

Map: Block: Lot:

Compensation

Sub-Agent: Not Offered Buyer Agent: 2.5%

Facilitator: 2.5%

Compensation Based On: Net Sale Price