

MLS # 73347134 - New

Condo - Townhouse



**4 Daffodil Ct - Unit 4  
Grafton, MA 01560  
Worcester County**

List Price: **\$570,000**

Unit Placement: **End**

Total Rooms: **8**

Unit Level: **1**

Bedrooms: **3**

Grade School: **South Grafton**

Bathrooms: **2f 1h**

Middle School: **Grafton Middle**

Main Bath: **Yes**

High School: **Grafton High**

Fireplaces: **1**

Outdoor Space Available:

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

Handicap Access/Features:

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

Welcome to desirable Hilltop Farms built by industry leader Pulte Homes! This beautiful end townhouse features 3 beds, 2.5 baths & a 2 car attached garage & a finished walkout Basement~The open floor plan offers a foyer, formal dining & a family room with hardwood floors~The Kitchen has SS appliances & breakfast area with a slider to the deck overlooking the tranquil & private backyard~The fireplaced living room has a ton of sunlight radiating through the large windows~All 3 bedrooms on 2nd floor~The primary suite has a walk in closet, full bath with double vanity, soaking tub & shower~Two additional good-sized bedrooms & a full bath complete the 2nd floor~Lots of extra space in the finished walk out basement with office area, a bonus room perfect for entertaining, exercising or a playroom for the kids~2025 upgrades include hardwood floors in LR, stairs & 2nd floor Hallway~New water heater~New Dishwasher & Microwave~2024 upgrades Washer & Dryer~Great location, close to 495, 146& MBTA.

### Property Information

Approx. Living Area Total: **2,752 SqFt (\$207.12/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**

Approx. Above Grade: **1,938 SqFt**

Approx. Below Grade: **814 SqFt**

Levels in Unit: **2**

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

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

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

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **Some windows and the kitchen slider have lost seals.**

### Complex & Association Information

Complex Name: **Hilltop Farms**

Units in Complex: **256** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$448 Monthly**

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



Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Main Level, Wainscoting, Crown Molding, Decorative Molding
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Deck - Exterior, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), 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, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub, Bathroom - With Shower Stall, Countertops - Stone/Granite/Solid, Enclosed Shower - Fiberglass, Double Vanity, Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Enclosed Shower - Fiberglass
Laundry:	1		Flooring - Stone/Ceramic Tile, Main Level

Bonus Room:	<b>B</b>	<b>Closet, Flooring - Wall to Wall Carpet, Open Floor Plan, Recessed Lighting, Slider</b>
Office:	<b>B</b>	<b>Flooring - Wall to Wall Carpet</b>

<div> <b>Features</b> </div> <div> <p>Area Amenities: <b>Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, House of Worship, Public School, T-Station</b></p> <p>Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer</b></p> <p>Association Pool: <b>No</b></p> <p>Basement: <b>Yes Full, Finished, Walk Out, Interior Access, Exterior Access</b></p> <p>Beach: <b>No</b></p> <p>Construction: <b>Frame</b></p> <p>Docs in Hand: <b>Master Deed, Rules &amp; Regs, Management Association Bylaws, Association Financial Statements</b></p> <p>Exterior: <b>Vinyl</b></p> <p>Exterior Features: <b>Deck</b></p> <p>Flooring: <b>Tile, Wall to Wall Carpet, Hardwood</b></p> <p>Hot Water: <b>Natural Gas</b></p> <p>Insulation Features: <b>Full</b></p> <p>Management: <b>Professional - Off Site</b></p> <p>Pets Allowed: <b>Yes w/ Restrictions</b></p> <p>Roof Material: <b>Asphalt/Fiberglass Shingles</b></p> <p>Sewer Utilities: <b>City/Town Sewer</b></p> <p>Water Utilities: <b>City/Town Water</b></p> <p>Waterfront: <b>No</b></p> <p>Water View: <b>No</b></p> </div>	<div> <b>Other Property Info</b> </div> <div> <p>Elevator: <b>No</b></p> <p>Disclosure Declaration: <b>Yes</b></p> <p>Exclusions:</p> <p>Laundry Features: <b>In Unit</b></p> <p>Lead Paint: <b>Unknown</b></p> <p>UFFI: Warranty Features:</p> <p>Year Built/Converted: <b>2006</b></p> <p>Year Built Source: <b>Public Record</b></p> <p>Year Built Desc: <b>Actual</b></p> <p>Year Round: <b>Yes</b></p> <p>Short Sale w/Lndr. App. Req: <b>No</b></p> <p>Lender Owned: <b>No</b></p> </div> <div> <b>Tax Information</b> </div> <div> <p>Pin #: <b>M:0133 B:4032</b></p> <p><b>L:0002.0</b></p> <p>Assessed: <b>\$567,000</b></p> <p>Tax: <b>\$7,904</b> Tax Year: <b>2025</b></p> <p>Book: <b>59068</b> Page: <b>113</b></p> <p>Cert: <b>000000068820</b></p> <p>Zoning Code: <b>RES</b></p> <p>Map: Block: Lot:</p> </div>
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<div> <b>Office/Agent Information</b> </div> <div> <p><b>Office:</b> Keller Williams Pinnacle MetroWest  (508) 754-3020</p> <p><b>Agent:</b> Muneeza Realty Group (508) 254-5312</p> <p><b>Team Member(s):</b> Muneeza Nasrullah  (508) 254-5312</p> </div>
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