

MLS # 73378039 - New
Condo - Townhouse, Half-Duplex



25 Ptarmigan Dr - Unit 25
Shrewsbury, MA 01545
Worcester County

List Price: **\$689,900**

Unit Placement: **End**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School: **Beal**

Bathrooms: **2f 1h**

Middle School: **Sherwood/Oak**

Main Bath: **Yes**

High School: **Shrews High**

Fireplaces: **0**

Outdoor Space Available: **Yes - Private**

Approx. Acres:

Handicap Access/Features:

Directions: **Rte 9-N. Quinsigamond-Audobon-Ptarmigan**

Landings at Ternberry! Don't miss your opportunity to own this stunning home in a quiet, cul-de-sac setting w/NO CONDO FEES~Home has been renovated recently~Enter through a charming front porch to a sun splashed home with a bright, open floor plan~Tall 9 ft ceilings~Hardwoods throughout the first and second floor~Beautiful family rm w/cathedral ceilings~Lovely kitchen with plenty of cabinet space and new SS Appliances~Laundry rm + garage are just steps away from kitchen~Second level has spacious loft, overlooking family rm~Master suite boasts vaulted ceiling with recessed lights, walk-in closet + full bath~Additional generously sized bedroom + full bath complete second level~Home is situated in a popular neighborhood w/playground + basketball courts~ Recent updates include New Paint throughout,Hardwood Floors, bathroom vanities, faucets and tile flooring~Seller to install Central AC prior to closing~Located near shopping/UMass Medical/Lake Quinsig/Rte 290~Enjoy the brand new Beal School

Property Information

Approx. Living Area Total: **2,210 SqFt (\$312.17/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **1,710 SqFt** Approx. Below Grade: **500 SqFt** Levels in Unit: **2**
Living Area Disclosures: **Basement is finished as a finished storage space. 500 sq ft is additional to the 1710 sq ft.**

Heat Zones: **2 Forced Air, Gas**

Cool Zones: **Central Air**

Parking Spaces: **3**

Garage Spaces: **1 Attached**

Disclosures: **New Central AC , New refrigerator, Range and Micro being installed prior to closing.**

Complex & Association Information

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		-
Bonus Room:	B		Flooring - Wall to Wall Carpet
Home Office:	B		Flooring - Wall to Wall Carpet
Loft:	2		Flooring - Wall to Wall Carpet

Features

Other Property Info

Disclosure Declaration: **Yes**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station**

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

Basement: **Yes Full, Finished, Interior Access**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Management Association Bylaws, Certificate of Insurance**

Electric Features: **200 Amps**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck - Wood**

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

Hot Water: **Natural Gas**

Insulation Features: **Fiberglass**

Interior Features: **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**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built/Converted: **1999**

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:32 B:623000 L:R**

Assessed: **\$642,300**

Tax: **\$7,733** Tax Year: **2025**


Book: **51098** Page: **116**

Cert: **000000075530**

Zoning Code: **RES B-**

Map: Block: Lot:

Office/Agent Information

Office: Keller Williams Pinnacle MetroWest  (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

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

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