



MLS # 73262485 - New
Single Family - Detached

14 Acton Rd
Ashland, MA 01721
Middlesex County

List Price: **\$549,900**

Style: **Cape**

Total Rooms: **6**

Color: **Dark Gray**

Bedrooms: **3**

Grade School: **David Midess**

Bathrooms: **1f 0h**

Middle School: **Ashland**

Main Bath: **No**

High School: **Ashland**

Fireplaces: **1**

Approx. Acres: **0.68 (29,621 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Myrtle or Green St to Acton Rd.**

Get ready to fall in love! Cape home cute as a button! Located in a quiet neighborhood but only minutes to the commuter rail, town center and rt9/90~Dream backyard with flower beds, vegetable garden, berry bushes, mature trees and privacy~Shade in the summer, a safe place for your pets to run around and play~Perfect for entertaining~Relax & listen to nature in the sunporch off the kitchen overlooking the beautiful backyard~Hardwoods~Formal dining-room, cozy Family room with a wood stove & views of the garden~The 1st floor has a full bath w/flex room with a closet that can be used as a bedroom or office~Upstairs features 2 bedrooms with potential for a full bath~Recent updates include brand new septic system being installed~exterior/interior new paint~2020 hot water tank~2015 New roof~Brand new kitchen appliances, granite counters~Oil tank was replaced in 2014~Buyers can receive 14K tax credit for the new septic! Sellers purchased additional lot in the back for privacy.

Property Information

Approx. Living Area Total: **1,344 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,344 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Study can be used as a3rd bedroom with closet/bonus room.**

Heat Zones: **1 Forced Air, Oil, Wood Stove**

Cool Zones: **1 Central Air**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures: **2 bed new Septic system is going in.Third bedroom is used as a study. Check with accountant for tax credit for septic**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Flooring - Hardwood, Main Level
Dining Room:	1		Flooring - Hardwood, Main Level
Kitchen:	1		Countertops - Stone/Granite/Solid, Main Level
Main Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full
Laundry:	B		-

Features

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

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, T-Station**

Basement: **Yes Full, Bulkhead, Sump Pump, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

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

Exterior: **Wood**

Exterior Features: **Porch - Enclosed, Deck, Deck - Wood, Storage Shed, Professional Landscaping, Decorative Lighting, Fruit Trees, Garden Area**

Flooring: **Laminate, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Oil**

Insulation: **Full, Blown In, Fiberglass - Batts, Fiberglass - Loose**

Lot Description: **Level**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Failed**

Utility Connections: **for Electric Range, for Gas Oven**

Water Utilities: **City/Town Water**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1961** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:009.0 B:0130 L:0000.0**

Assessed: **\$520,500**

Tax: **\$6,891** Tax Year: **2024**

Book: **21157** Page: **475**

Cert:

Zoning Code: **R1**

Map: Block: Lot:

Waterfront: **No**
Water View: **No**

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

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