

MLS # 73521632 - New

Condo - Townhouse



218 Rangeway Rd - Unit 261
Billerica, MA 01862-2028
Middlesex County

List Price: \$749,900

Unit Placement: **Street, End**

Total Rooms: **8**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **2**

Outdoor Space Available: **Yes - Private**

Approx. Acres:

Handicap Access/Features:

Directions: **Rte 4 (Nashua Rd) or Rte 129 (Chelmsford Rd) to Rangeway.**

Welcome to this spacious sunny end-unit condo located within the Swanson Meadows Golf Course-9 hole executive public course and Country Club~This 3 bed, 2.5 bath residence offers an inviting sunroom, open-concept living spaces, a luxurious primary suite, a versatile study with soaring vaulted ceilings, and a spacious 3rd-floor bonus room~Tons of sunlight pours into the main level~Spacious kitchen features modern appliances, generous brand new Quartz countertops and breakfast bar that flows seamlessly into the dining and living area~ideal for entertaining or everyday living~The primary suite is complete with a generously sized bedroom and huge bath with Jacuzzi and walk in Shower~, Vaulted ceiling Study or 3rd bedroom will make your jaw drop~Third floor finished walk up attic provides so much more room for Den/gym or whatever you want~New roof and sunroom windows 2024~Nestled in a desirable neighborhood surrounded by golf courses, walking trails, and nature. Showings begin @ Open House

Property Information

Approx. Living Area Total: **3,068 SqFt (\$244.43/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **3,068 SqFt**

Approx. Below Grade: **0 SqFt**

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **1 Central Heat, Forced Air, Gas, Unit Control**

Cool Zones: **1 Central Air, Unit Control**

Total Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached, Garage Door Opener**

Disclosures: **Seller to provide a \$5,000 closing cost credit toward any future assessment related to the condominium septic tie-in project. 3rd Bedroom does not have a closet but opens to walk up attic. 1 Domestic Pet under 40 lbs. per unit. Home has EV Charger.**

Complex & Association Information

Complex Name: **Swanson Meadow**

Units in Complex: **80** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$515 Monthly**

Assoc. Fee Incls: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Garden Area, Reserve Funds, Management Fee**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan
Family Room:	3		-
Kitchen:	1		Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Recessed Lighting, Peninsula
Main Bedroom:	2		Bathroom - Full, Closet, Flooring - Hardwood, Closet - Double
Bedroom 2:	2		Flooring - Hardwood, Closet - Double
Bedroom 3:	2		Ceiling - Vaulted, Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Recessed Lighting
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Bonus Room:	3		Flooring - Wall to Wall Carpet
Sun Room:	2		Skylight, Ceiling - Vaulted, Flooring - Hardwood, Exterior Access

Features

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

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

Association Pool: **No**

Basement: **No**

Beach: **No**

Construction: **Frame**

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

Exterior: **Vinyl**

Exterior Features: **Porch, Patio, Professional Landscaping**

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

Hot Water: **Natural Gas**

Insulation Features: **Full**

Interior Features: **Security System, Cable Available**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2004**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:0038 B:0005 L:9-9**

Assessed: **\$694,900**

Tax: **\$7,901** Tax Year: **2025**


Book: **38157** Page: **287**

Cert: **00000000032409**


Zoning Code: **Res**

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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