

**MLS # 73441717 - New  
Condo - Garden**



**2 Winslow Ln - Unit 2302  
Grafton, MA 01519  
Worcester County**

List Price: **\$444,900**

Unit Placement: **Upper**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **1**

Grade School: **North Grafton**

Bathrooms: **1f 0h**

Middle School: **Grafton Middle**

Main Bath: **Yes**

High School: **Grafton High**

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Rte 30- institute- Winslow Ln**

**Welcome to Winslow Point, Grafton's newest condominium community! Conveniently located just off Route 30, this prime location offers quick access to Route 9, the Grafton MBTA commuter rail, & Tufts Veterinary School~Situating on the 3rd floor, The Jameson is a thoughtfully designed 1-bedroom, 1-bath home featuring a welcoming open floor plan~The modern kitchen boasts abundant cabinetry, a pantry with shelving, sleek quartz countertops, & a large center island with seating for three.The spacious gathering room opens to your own private balcony, perfect for relaxing. A flexible bonus room provides the ideal space for a home office, den, or hobby area. The bedroom includes a generous walk-in closet, & the full bath offers quartz countertops & a stylish walk-in shower~A dedicated laundry room with washer & dryer completes this beautiful home~Additional features include elevator access & 1 deeded garage parking space~Don't miss your opportunity to enjoy comfort & convenience at Winslow Point**

### Property Information

Approx. Living Area Total: **1,045 SqFt (\$425.74/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,045 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Central Heat, Heat Pump**

Cool Zones: **1 Central Air, Heat Pump**

Parking Spaces: **1 Off-Street, Assigned**

Garage Spaces: **1 Under, Garage Door Opener, Deeded**

Disclosures:

### Complex & Association Information

Complex Name: **Winslow Point**

Units in Complex: **105** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$412 Monthly**

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

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Recessed Lighting</b>
Main Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Home Office:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>

### Features

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

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

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame**

### Other Property Info

Elevator: **Yes**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2024**

Year Built Source: **Public Record**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**  
Energy Features: **Insulated Windows, Prog. Thermostat**  
Exterior: **Shingles**  
Exterior Features: **Balcony**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Electric**  
Insulation Features: **Full**  
Interior Features: **Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**  
Waterfront: **No**  
Water View: **No**

Year Built Desc: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**


#### Tax Information

Pin #: **M:0012 B:2302 L:0022.A**  
Assessed: **\$374,300**  
Tax: **\$5,218** Tax Year: **2025**  
Book: **000** Page: **000**  
Cert:  
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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