



MLS # 73524537 - New

Condo - Townhouse

9 Robert Cir - Unit 9  
Grafton, MA 01536  
Worcester County

Unit Placement: **Middle**  
Unit Level: **1**  
Grade School:  
Middle School: **Grafton Middle**  
High School: **Grafton High**  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: **Lordvale Blvd- Robert Circle**

List Price: **\$499,900**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Acres:

**Meticulous townhouse-style condo in desirable Forest Hills Complex featuring gleaming hardwood floors and a bright open-concept layout~The spacious living room boasts a cozy gas fireplace and a slider overlooking a serene, mature wooded area~The main level also includes a beautiful dining room, dedicated home office, half bath, and an upgraded kitchen with hardwood flooring, and upgraded cabinetry~The 2nd floor has a master bedroom with master bath featuring a soaking tub, separate shower, and double vanity~A second bedroom with full bath and a convenient laundry area complete the upper level~The unfinished walkout basement has a large patio with wooded views, access to the garage~Recent upgrades include 2022 New water heater and an EV charging station~Conveniently located with easy access to the Mass Pike and major highways and the train station~Proudly maintained by one owner!**

**Property Information**

Approx. Living Area Total: **1,471 SqFt (\$339.84/SqFt)**  
Approx. Above Grade: **1,471 SqFt**  
Living Area Disclosures:

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

Living Area Source: **Public Record**  
Levels in Unit: **2**

Heat Zones: **2 Forced Air, Gas**  
Total Parking Spaces: **3 Off-Street, Paved Driveway**  
Disclosures: **Front porch and steps are scheduled to be painted in the fall by the association.**

Cool Zones: **2 Central Air**  
Garage Spaces: **1 Attached**

**Complex & Association Information**

Complex Name: **Forest Hills**  
Association: **Yes** Fee: **\$352 Monthly**  
Assoc. Fee Inclds: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**  
Special Assessments: **Unknown**

Units in Complex: **229** Complete: **Yes**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Dining Room:	1		Flooring - <b>Hardwood, Main Level</b>
Family Room:	1		Fireplace, Flooring - <b>Hardwood, Main Level, Open Floor Plan, Slider</b>
Kitchen:	1		Flooring - <b>Hardwood, Countertops - Stone/Granite/Solid, Main Level</b>
Main Bedroom:	2		Bathroom - <b>Full, Closet - Walk-in, Flooring - Hardwood</b>
Bedroom 2:	2		Closet, Flooring - <b>Hardwood</b>
Bath 1:	1		Bathroom - <b>Half</b>
Bath 2:	2		Bathroom - <b>Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub</b>
Bath 3:	2		Bathroom - <b>With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Laundry:	2		-

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Public School, T-Station**  
Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full, Walk Out, Unfinished Basement**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements, Certificate of Insurance**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Wood**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Natural Gas**  
Insulation Features: **Full**  
Management: **Professional - Off Site**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **2003**  
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:0043 B:6105 L:0002.R**  
Assessed: **\$418,600**  
Tax: **\$5,835** Tax Year: **2025**  
Book: **36202** Page: **389**  
Cert: **00000065595**  
Zoning Code: **RMF**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Keller Williams Pinnacle MetroWest** (508) 754-3020  
Listing Agent: **Muneeza Realty Group** (508) 254-5312  
Team Member(s): **Muneeza Nasrullah** (508) 254-5312  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency: **Schedule with ShowingTime or Call 888-627-2775**  
Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775**  
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775**  
Special Showing Instructions:

**Firm Remarks**

**Email offers in ONE PDF to Muneeza@MuneezaRealtyGroup.com & include the signed Contract, current pre-approval letter or POF & Agency Disclosure, concrete form & home inspection disclosure, and All escrow deposits will be processed through Earnnest, KW's online deposit system. No buyer letters, please. Please make offers good for 24 hrs.**

**Market Information**

Listing Date: **5/27/2026**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$499,900**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

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**Market History for 9 Robert Cir U:9, Grafton, MA 01536**

<b>MLS #</b>	<b>Date</b>			<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73524537	5/27/2026	Listed for <b>\$499,900</b>	Muneeza Realty Group	0		\$499,900
<b>Market History for Keller Williams Pinnacle MetroWest (AN6641)</b>				<b>0</b>		
<b>Market History for this property</b>				<b>0</b>		

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