

MLS # 73578823 - New

Condo - Townhouse



**2102 Simeon Howard Way - Unit 2102**

List Price: **\$575,000**

**Westborough, MA 01581  
Worcester County**

Unit Placement: **Corner**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath: **Yes**

High School: **Westboro High**

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Route 9 to Right on Otis St and Right on Gleason St.**

Welcome to Westborough Village, a desirable community featuring this beautifully maintained 2-bed/2-bath condo built by Toll Brothers in 2014~The open floor plan offers an easy flow from the hardwood dining area into the spacious living room, which opens to a private balcony with terrace~The kitchen is a chef's delight, featuring granite countertops, a large center island, stainless steel appliances, and an abundance of cabinetry for excellent storage and workspace~The spacious primary suite offers a wonderful retreat with a large walk-in closet and en-suite bath featuring both a walk-in shower and a relaxing soaking tub and double sinks~The generously sized guest bedroom has its own full bathroom, providing privacy and comfort for family or guests~Additional features include convenient in-unit laundry, dedicated heating and central A/C, and exclusive storage located on the same level~One deeded parking space is included, with plenty of additional visitor parking available~Enjoy the many amenities offered at Westborough Village, including a clubhouse with an exercise room, in-ground swimming pool, and gourmet kitchen~The community also features a playground and beautifully maintained green spaces, creating a welcoming setting for outdoor enjoyment and recreation~Ideally located near Route 9, minutes to the Westborough commuter rail, restaurants, shopping, and everyday conveniences~Beautifully maintained and thoughtfully designed, this home offers comfortable one-level living, and a convenient location in a sought-after Westborough Village community~A wonderful opportunity and great value!

### Property Information

Approx. Living Area Total: **1,290 SqFt (\$445.74/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,290 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

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

Garage Spaces: **0**

Disclosures:

### Complex & Association Information

Complex Name: **Westborough Village Condominiums**

Units in Complex: **276** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$405 Monthly**

Assoc. Fee Incls: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Recreational Facilities, Exercise Room, Walking/Jogging Trails, Refuse Removal, Clubhouse**

Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

| Room          | Level    | Size | Features                                                                                                                                                                                         |
|---------------|----------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Living Room:  | <b>1</b> |      | <b>Flooring - Hardwood, Balcony - Exterior, Main Level, Open Floor Plan, Recessed Lighting, Slider, Crown Molding</b>                                                                            |
| Dining Room:  | <b>1</b> |      | <b>Flooring - Hardwood, Balcony - Exterior, Main Level, Open Floor Plan, Recessed Lighting, Slider, Crown Molding</b>                                                                            |
| Kitchen:      | <b>1</b> |      | <b>Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant</b> |
| Main Bedroom: | <b>1</b> |      | <b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Main Level, Recessed Lighting</b>                                                                                                     |
| Bedroom 2:    | <b>1</b> |      | <b>Bathroom - Full, Closet, Flooring - Hardwood, Main Level, Recessed Lighting</b>                                                                                                               |
| Bath 1:       | <b>1</b> |      | <b>Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level</b>     |
| Bath 2:       | <b>1</b> |      | <b>Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level</b>                                                                            |
| Laundry:      | <b>1</b> |      | <b>Flooring - Hardwood, Main Level</b>                                                                                                                                                           |

## Features

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

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

Association Pool: **Yes Inground**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Rules & Regs, Association Financial Statements, Certificate of Insurance**

Electric Features: **Circuit Breakers, 200 Amps**

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

Exterior: **Vinyl**

Exterior Features: **Balcony**

Flooring: **Tile, Hardwood**

Hot Water: **Natural Gas**

Insulation Features: **Full**

Interior Features: **Intercom**

Management: **Professional - On Site**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Water View: **No**

## Other Property Info

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built/Converted: **2014**

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:0018 B:000005 L:196**

Assessed: **\$492,600**

Tax: **\$8,024** Tax Year: **2025**

Book: **68257** Page: **170**

Cert: **000000000104664**

Zoning Code: **BUS**

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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