



**MLS # 73513856 - New
Single Family - Detached**

**1 Basswood Blvd - Unit 1
Worcester, MA 01605-1416
Worcester County**

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

Style: **Colonial**
Color: **Beige**
Grade School: **Thorndike**
Middle School: **Burncoat**
High School: **Burncoat**
Approx. Acres: **0 (0.18 SqFt)**
Handicap Access/Features:
Directions: **Straight through Hillsboro Rd. Off Longmeadow Avenue.**

Total Rooms: **6**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Welcome to White Birch Commons! Come view this beautiful almost new property~The open Sutton floor plan provides an over sized family room with gas fireplace, dining area and kitchen all with hardwood floors~Cabinet packed kitchen offers center island, granite countertops and stainless steel appliance~Access to half bath, garage and basement off of back hall~On the second floor you will find a Master with en suite and three addition well appointed bedrooms~Fourth bedroom can also be used as bonus room~If this wasn't enough, there is potential to finish additional space in the walk out lower level~The large two tiered, exclusive area back yard is a great area for outdoor entertaining~Easy access to Rte 290,190, 495 and Mass Pike~Detached, stand alone home deeded as a condo~Recent update includes Hot water heater replaced in 2025.

Property Information

Approx. Living Area Total: **1,819 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,819 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **2 Central Heat, Forced Air, Gas** Cool Zones: **2 Central Air**
Total Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **1 Attached**
Disclosures: **Part of 70 lot gated community. this is a condo with exclusive use area. Per owner HOA fee includes public grounds maintenance, road snow removal and trash pickup.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Balcony / Deck, Balcony - Exterior, Main Level, Open Floor Plan, Slider
Kitchen:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Main Bedroom:	2		Bathroom - Full, Closet - Cedar, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn: **Yes** HOA Fee: **\$198 Monthly**
HOA Mandatory:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **2016** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**


Tax Information

Pin #: **M:39 B:026 L:1A-01**
Assessed: **\$511,000**


Insulation: **Full**
Lot Description: **Corner**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax: **\$6,740** Tax Year: **2025**
Book: **62986** Page: **44**
Cert: **00000088338**
Zoning Code: **RS-7**
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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