

MLS # 73530118 - Price Changed**Condo - Garden**

26 Williamsburg Ct - Unit 12
Shrewsbury, MA 01545-3460
Worcester County

List Price: **↓\$300,000**

Unit Placement:

Total Rooms: **4**

Unit Level: **1**

Bedrooms: **2**

Grade School: **Calvin Coolidge Elementary**

Bathrooms: **1f 1h**

Middle School: **Sherwood/Oak**

Main Bath:

High School: **Shrewsbury High**

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Off route 9**

Strong association already maintaining over 15% of budget in reserve funds~Seller will pay 6 months of condo fees! Beautiful updated 2 Bed, 1.5 Bath Condo at Williamsburg Court Ideal for both homeowners and investors! Freshly painted, UPDATED, move-in ready unit with hardwood flooring~Spacious living area and a cozy kitchen that boasts new stainless steel appliances, quartz counter tops, including a refrigerator, stove, dishwasher and microwave~The Primary bedroom offers ample closet space and includes a convenient half bath~ An additional bedroom provides extra room for your needs~Enjoy the well-maintained complex with amenities like an in-ground pool, beautiful manicured grounds, designated parking, and ample visitor spots~The HOA fee covers HEAT, water, sewer, waste removal, hot water~Conveniently located near shopping, dining, highways, and public transit~Don't miss the opportunity to own this beautiful unit!

Property Information

Approx. Living Area Total: **1,018 SqFt (\$294.70/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,018 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures: **Second floor with a balcony with gorgeous views.**

Heat Zones: **Hot Water Baseboard, Gas**

Cool Zones: **Wall AC**

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

Garage Spaces: **0**

Disclosures: **Strong association already maintaining over 15% of budget in reserve funds~Slider glass door as is~Buyer agent to verify accuracy of all information. Pictures are virtually staged.**

Complex & Association Information

Complex Name:

Units in Complex: **168** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$661 Monthly**

Assoc. Fee Inclds: **Heat, Hot Water, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Balcony / Deck, Main Level, Open Floor Plan, Slider
Dining Room:	1		Flooring - Vinyl, Main Level
Kitchen:	1		Flooring - Vinyl, Countertops - Stone/Granite/Solid, Main Level
Main Bedroom:	1		Closet, Flooring - Hardwood, Main Level
Bedroom 2:	1		Closet, Flooring - Hardwood, Main Level
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, House of Worship, Private School, Public School**

Appliances: **Dishwasher, Microwave, Refrigerator**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame**

Exterior: **Brick**

Other Property Info

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1971**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

Exterior Features: **Balcony, Professional Landscaping**
Flooring: **Tile, Vinyl, Hardwood**
Hot Water: **Natural Gas**
Insulation Features: **Full**
Interior Features: **Intercom**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range**
Waterfront: **No**
Water View: **No**

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

Tax Information

Pin #: **M:0033 B:052000 L:26-12**
Assessed: **\$304,800**
Tax: **\$3,505** Tax Year: **2026**
Book: **36863** Page: **43**
Cert: **000000118478**
Zoning Code: **MF1**
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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