



# 4 JOHN DR

Grafton, MA 01536

List Price: \$449,000



**Sumathi Narayanan**

(508) 579-6054

sumathi@realtorsumathi.com

www.realtorsumathi.com

Beautifully renovated townhouse in highly desirable Lordvale Acres offering bright, sun-filled living and a spacious layout designed for comfortable, low-maintenance living. The open-concept main level features a stylish updated kitchen with custom cabinetry, granite countertops, and stainless steel appliances that flows seamlessly into the dining area and inviting living room, with sliders leading to a private balcony overlooking a peaceful wooded setting. The second floor offers two generously sized bedrooms, each with its own en-suite full bath. The primary suite also features a private balcony. The finished lower level provides additional versatile living space ideal for a family room, home office, or gym, with sliders opening to a patio. Numerous updates include fresh interior paint, renovated kitchen, updated HVAC system, Andersen windows and doors. Truly move-in ready. Conveniently located near shopping, dining, and major routes. Don't Miss it!!



See more information at [4JohnDr.com](http://4JohnDr.com) All information deemed reliable but not guaranteed.





**MLS # 73489449 - New  
Condo - Townhouse**

**4 John Dr - Unit 4  
Grafton, MA 01536  
Worcester County**

List Price: **\$449,000**

Unit Placement:  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: **GPS**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **0**  
Approx. Acres:

**Beautifully renovated townhouse in highly desirable Lordvale Acres offering bright, sun-filled living and a spacious layout designed for comfortable, low-maintenance living. The open-concept main level features a stylish updated kitchen with custom cabinetry, granite countertops, and stainless steel appliances that flows seamlessly into the dining area and inviting living room, with sliders leading to a private balcony overlooking a peaceful wooded setting. The second floor offers two generously sized bedrooms, each with its own en-suite full bath. The primary suite also features a private balcony. The finished lower level provides additional versatile living space ideal for a family room, home office, or gym, with sliders opening to a patio. Numerous updates include fresh interior paint, renovated kitchen, updated HVAC system, Andersen windows and doors. Truly move-in ready. Conveniently located near shopping, dining, and major routes. Don't Miss it!!**

**Property Information**

Approx. Living Area Total: **1,656 SqFt (\$271.14/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**

Approx. Above Grade: **1,276 SqFt** Approx. Below Grade: **380 SqFt** Levels in Unit: **2**

Living Area Disclosures: **All measurements are approximate. Buyer and Buyer Agent to verify.**

Heat Zones: **Forced Air, Gas** Cool Zones: **Central Air**  
Parking Spaces: **1** Garage Spaces: **1 Attached**

Disclosures: **Pictures are virtually staged. Buyer and buyer's agent to perform their own due diligence and verify all information. Buyer responsible for any condo questionnaire and related lender fees.**

**Complex & Association Information**

Complex Name: **Lordvale Acres** Units in Complex: **150** Complete: Units Owner Occupied: Source:

Association: **Yes** Fee: **\$363**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **Unknown**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Balcony - Exterior, Exterior Access, Slider, Lighting - Overhead</b>
Dining Room:	<b>1</b>		<b>Balcony - Exterior, Exterior Access, Slider, Lighting - Overhead</b>
Family Room:	<b>B</b>		<b>Closet, Exterior Access, Recessed Lighting, Slider</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances</b>
Main Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Balcony - Exterior, Slider, Lighting - Overhead</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Lighting - Overhead</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower</b>
Laundry:	<b>B</b>		<b>-</b>

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full, Finished, Walk Out**  
Beach: **No**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1986**  
Year Built Source: **Public Record**

Water View: **No**

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

#### Tax Information

Pin #: **M:0043 B:0602 L:0001.J**  
Assessed: **\$437,200**  
Tax: **\$6,095** Tax Year: **2025**  
Book: **62587** Page: **339**  
Cert: **000000062026**  
Zoning Code: **RMF**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Sumathi Narayanan Realty LLC**  (508) 579-6054  
Listing Agent: **Sumathi Narayanan**  (508) 579-6054  
Team Member(s): **Akila Narayanan (774) 253-2983**  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker:  **Schedule with ShowingTime**  
Showing: Facilitator:  
Special Showing Instructions: **Please secure all doors after showing.**

#### Market Information

Listing Date: **3/19/2026**  
Days on Market: Property has been on the market for a total of **2** day(s)  
Expiration Date: **6/30/2026**  
Original Price: **\$449,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **2** day(s)  
Office Market Time: Office has listed this property for **2** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

## FREQUENTLY ASKED QUESTIONS:

### Appliances Age:

Dishwasher: 6 years

Microwave: 6 years

Range: 6 years

Refrigerator: 6 years

Washer and Dryer: 6 years

Hot Water Heater: 6 years

Heating System: 6 years

Air Conditioning System: 6 years

Windows and Slider Doors: 5 Years, Anderson Windows (2021), Cost \$25,000

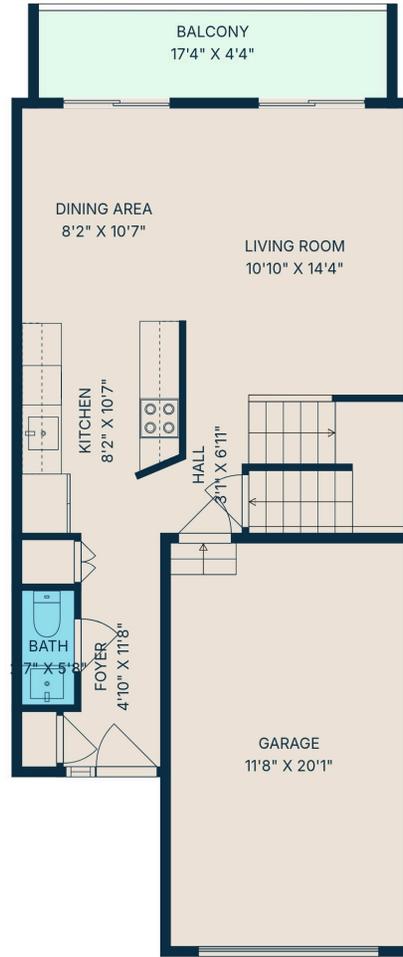
Electricity cost past 12 months: \$100-200

Heating cost past 12 months: \$150-250

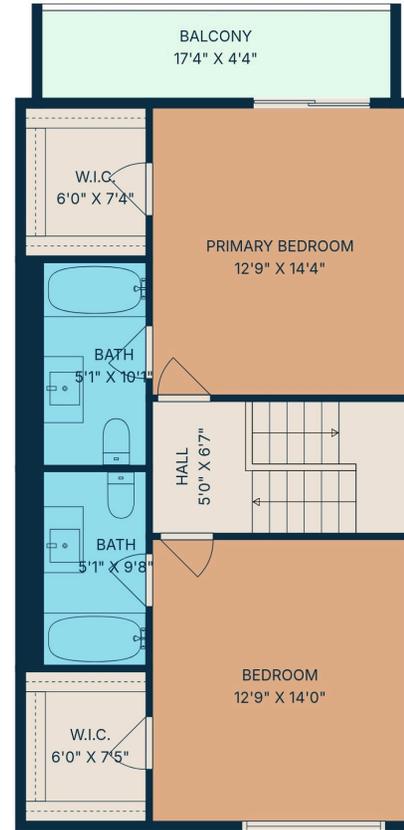
All information is provided to the best of the Seller's knowledge. Buyer to verify.



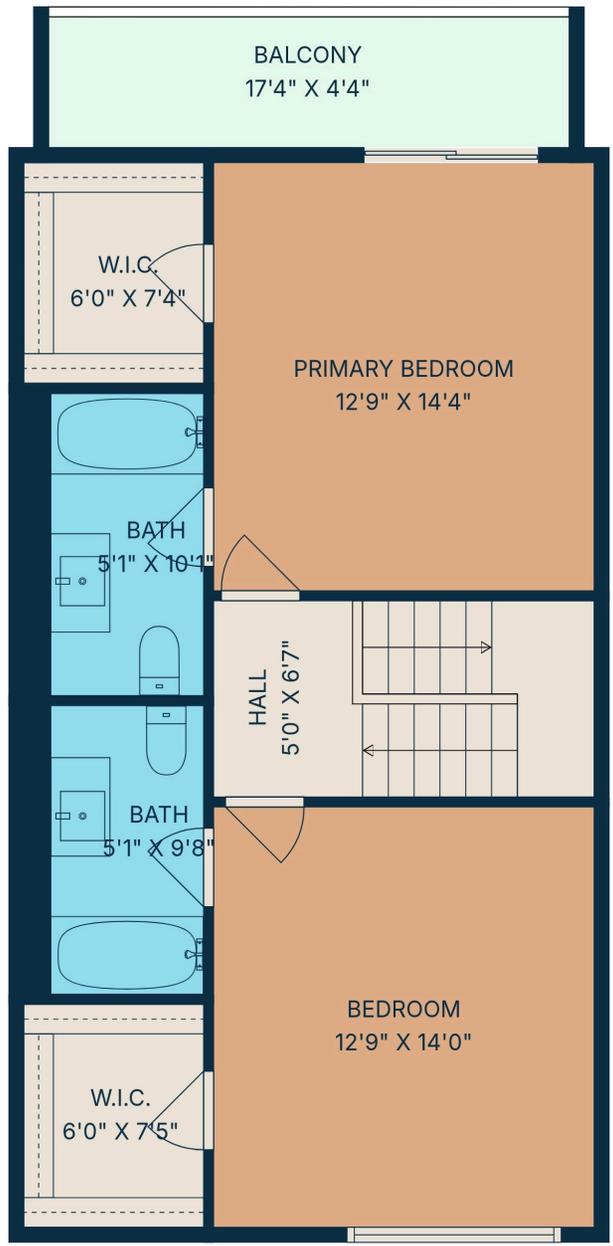
BASEMENT



1ST FLOOR



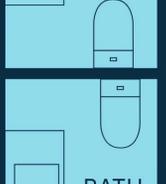
2ND FLOOR



BALCONY  
17'4" X 4'4"

W.I.C.  
6'0" X 7'4"

PRIMARY BEDROOM  
12'9" X 14'4"



HALL  
5'0" X 6'7"

BEDROOM  
12'9" X 14'0"

W.I.C.  
6'0" X 7'5"

