

MLS # 73441717 - Active

Condo - Garden



**2 Winslow Ln - Unit 2302
Grafton, MA 01519
Worcester County**

List Price: **\$434,900**

Unit Placement: **Upper**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **1**

Grade School: **North Grafton**

Bathrooms: **1f 0h**

Middle School: **Grafton Middle**

Main Bath: **Yes**

High School: **Grafton High**

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Rte 30- institute- Winslow Ln**

Welcome to Winslow Point, Grafton's newest condominium community! Conveniently located just off Route 30, this prime location offers quick access to Route 9, the Grafton MBTA commuter rail, & Tufts Veterinary School~Situated on the 3rd floor, The Jameson is a thoughtfully designed 1-bedroom, 1-bath home featuring a welcoming open floor plan~The modern kitchen boasts abundant cabinetry, a pantry with shelving, sleek quartz countertops, & a large center island with seating for three.The spacious gathering room opens to your own private balcony, perfect for relaxing. A flexible bonus room provides the ideal space for a home office, den, or hobby area. The bedroom includes a generous walk-in closet, & the full bath offers quartz countertops & a stylish walk-in shower~A dedicated laundry room with washer & dryer completes this beautiful home~Additional features include elevator access & 1 deeded garage parking space~Don't miss your opportunity to enjoy comfort & convenience at Winslow Point

Property Information

Approx. Living Area Total: **1,045 SqFt (\$416.17/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,045 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Central Heat, Heat Pump**

Cool Zones: **1 Central Air, Heat Pump**

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

Garage Spaces: **1 Under, Garage Door Opener, Deeded**

Disclosures:

Complex & Association Information

Complex Name: **Winslow Point**

Units in Complex: **105** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$412 Monthly**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Recessed Lighting
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Laundry:	1		Flooring - Stone/Ceramic Tile
Home Office:	1		Flooring - Wall to Wall Carpet

Features

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

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

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame**

Other Property Info

Elevator: **Yes**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2024**

Year Built Source: **Public Record**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**
Energy Features: **Insulated Windows, Prog. Thermostat**
Exterior: **Shingles**
Exterior Features: **Balcony**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Electric**
Insulation Features: **Full**
Interior Features: **Security System, Cable Available, Intercom**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**
Waterfront: **No**
Water View: **No**

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

Tax Information

Pin #: **M:0012 B:2302 L:0022.A**
Assessed: **\$374,300**
Tax: **\$5,218** Tax Year: **2025**
Book: **000** Page: **000**
Cert:
Zoning Code: **Res**
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: **Accompanied Showings,**  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Buyer's Broker: **Accompanied Showings,**  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Accompanied Showings,**  **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Please remove shoes.**

Firm Remarks

Email offers in ONE PDF to Muneeza@MuneezaRealtyGroup.com & include the signed Contract, current pre-approval letter or POF & Agency Disclosure, sellers disclosures and concrete from . 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: 10/9/2025	Listing Market Time: MLS# has been on for 40 day(s)
Days on Market: Property has been on the market for a total of 40 day(s)	Office Market Time: Office has listed this property for 40 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$444,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Price History for 73441717
2 Winslow Ln U:2302, Grafton, MA 01519

Date		Amount	%	DOM to PCG	DOM of PCG
10/09/2025	Listed for \$444,900				
10/26/2025	Price Changed to: \$434,900	\$-10,000	2.25%	17	17
					Listing DOM: 40
					Property DOM: 40

** Calculates and removes Offmarket activity in DOM Timeframe

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