

MLS # 73441717 - Back on Market**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**Next Open House: **Saturday, January 17, 2026 12:00 PM - 1:30 PM****Event Type:** In-Person

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~Situating 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 InformationApprox. 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 InformationComplex 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

FeaturesArea 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****Other Property Info**Elevator: **Yes**Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**Lead Paint: **Unknown**



UFFI: Warranty Features:

Basement: **No**
Beach: **No**
Construction: **Frame**
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/Converted: **2024**
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: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

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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