



**MLS # 71366611 - Price Changed
Condo - Townhouse, Garden**

**78 Frederick - Unit 43
Dracut, MA 01826
Middlesex County**

List Price: **\$189,999**

Unit Placement: **Upper**
Unit Level: **1**
Grade School: **Brookside**
Middle School: **Englesby**
High School: **Dracut High**
Outdoor Space Avail: **Yes - Common**
Handicap Access/Features:
Directions: **Lakeview Avenue to Frederick Street-Left at pool**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Beautiful Dracut Townhome in quiet Oak Knoll Condominiums. Consists of 6 rms. incl. loft w/ eaves storage and skylight; 2bdrs,1.5 baths; in unit laundry, garage. Updated kitchen cabinets; hardwood in dining room; ceramic tiled foyer; central air/vac and gas fireplace. Dining area door leads to private patio and wooded backyard. Newer replacement windows, exterior doors and heating system. Washer, dryer, refrigerator, microwave and garbage disposal included. Low condo fee of \$176.00.

Property Information

Approx. Living Area: **1280 sq. ft. (\$148.44/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **1 Forced Air, Gas** Garage Spaces: **1 Under**
Living Area Source: **Master Deed** Cool Zones: **1 Central Air** Parking Spaces: **2 Assigned**
Living Area Disclosures: Levels in Unit: **4**

Complex & Association Information

Complex Name: **Oak Knoll Condominiums** Units in Complex: **92** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$176** Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Walking/Jogging Trails, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x14	Fireplace, Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	1	14x10	Flooring - Hardwood
Kitchen:	1	10x9	Flooring - Laminate
Master Bedroom:	2	17x11	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	15x13	Skylight, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8x5	Bathroom - Half
Bath 2:	2	10x5	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	1	8x5	Bathroom - Half
Loft:	3	17x10	Skylight, Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Swimming Pool, Tennis Court, Medical Facility, Laundromat, House of Worship, Private School, Public School, University**
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **Yes Inground**
Basement: **No, --**
Beach: **No**
Construction: **Frame**
Electric Features: **Circuit Breakers**
Exterior: **Wood, Vinyl**
Exterior Features: **Deck - Wood, Patio, Tennis Court**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas**
Insulation Features: **Fiberglass**
Interior Features: **Central Vacuum**
Pets Allowed: **Yes w/ Restrictions -Cats, Small Dogs (Under 25 lbs), Breed Limitations (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Disclosures: **Washer, Dryer, Garbage Disposal and Refrigerator to be sold with unit in "AS IS" condition**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1982/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$179,600**
Tax: **\$2232** Tax Year: **2012**
Book: **8024** Page: **82**
Cert:
Zoning Code: **RES**
Map: **0044** Block: **0166** Lot: **0043**

Market Information

Listing Date: **4/12/2012** Listing Market Time: MLS# has been on for **56** day(s)
Days on Market: Property has been on the market for a total of **56** day(s) Office Market Time: Office has listed this property for **56** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$204,900** Seller Concessions at Closing:
Off Market Date:
Sale Date:







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