



## 294 CODMAN HILL RD - UNIT 23F, BOXBOROUGH CODMAN HILL CONDOMINIUM

Welcome to a meticulously cared for and freshly updated 2nd-floor condo at the popular Codman Hill Condominiums. This community is known for its natural setting and convenient access to Rte 495 and the MBTA Fitchburg commuter rail from Wachusett to Boston. Enjoy ample parking, outdoor space, and the natural splendor of Elizabeth Brook.

This generous one-bedroom unit features a recently updated kitchen with white cabinets, quartz countertop, custom backsplash, brand new range and dishwasher, newer refrigerator, pantry, and contemporary lighting. The spacious dining/living room combination is freshly painted and has well-maintained wall-to-wall carpet. The fresh and clean full bath boasts newer vanity, tub/shower, and toilet. Three large closets within the condo and an assigned area in the attic provide for ample storage. Laundry facilities are in the building. Outdoor amenities include a playground, BBQ area, picnic tables, bike shed and local restaurants/shops of W. Acton Village. Enjoy!



**PATTY SUTHERLAND**

REALTOR®, MBA, SRES, ASP, CLHMS™

**978-844-6397**

PATTY@SUTHERLANDREALTYGROUP.COM

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## PROPERTY FEATURES

**ROOMS:** 3  
**BEDROOMS:** 1  
**BATHS:** 1 Full  
**LIVING AREA:** 694 Square Feet  
**STYLE:** Condo - Garden, Low-Rise  
**YEAR BUILT:** 1975  
**GRADE SCHOOL:** School Choice of Six  
**MIDDLE SCHOOL:** RJ GREY JHS  
**HIGH SCHOOL:** ABRHS  
**PARKING SPACES:** 1 Off-Street, Common

## ROOM DESCRIPTIONS

ROOMS	LEVEL	SIZE
LIVING ROOM	2	12X13
DINING ROOM	2	12X9
KITCHEN	2	14X8
MAIN BEDROOM	2	13X13
BATH	2	9X5
FOYER	2	10X5

## COMPLEX INFORMATION

**COMPLEX NAME:** Codman Hill Condominium  
**UNITS IN COMPLEX:** 108  
**MANAGEMENT:** Professional - off Site  
**PETS:** Yes, with Restrictions, Cats Only  
**RESTRICTIONS:** Smoking - In Common Areas

### MONTHLY ASSOCIATION FEE OF \$338 INCLUDES:

Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, SnowRemoval, Playground, Extra Storage, Refuse Removal, Management Fee

## TAX INFORMATION

**ASSESSED:** \$122,100 **BOOK / PAGE:** 76637 / 466  
**2023 TAX:** \$1,895 **ZONE:** RES

## SYSTEMS

**APPLIANCES:** Range, Dishwasher, Refrigerator, Wall AC

**AREA AMENITIES:** Public Transportation, Shopping, Walk/Jog Trails, Conservation Area, Highway Access, Public School

**CONSTRUCTION:** Frame, Brick

**ELECTRIC:** Circuit Breakers

**EXTERIOR FEATURES:** Screens, Gutters

**FLOORING:** Tile, Wall to Wall Carpet

**HEATING:** Electric Baseboard, 2 Zones

**COOLING:** Wall AC

**HOT WATER:** Electric, Common

**SEWER:** Community Septic

**WATER:** Community Well

**UTILITY CONNECTION:** Electric Range

## DISCLOSURES

Measurements approximate. Meticulously cared for. Freshly painted walls and cabinets. Newly installed quartz countertops. New range, dishwasher, sink, faucet, backsplash & lighting. New glass installed in living room and bedroom windows. Contingent upon seller finding suitable housing. Community septic. Attic storage.

Buyer should anticipate Town of Littleton water hook-up assessment. Timing Unknowns.

## EXCLUSIONS

Personal furnishings and professional staging items.

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**kw** BOSTON NORTHWEST  
 KELLERWILLIAMS, REALTY  
 20 BAKER AVE, SUITE 205, CONCORD, MA

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