

MLS # 72142579 - Sold**Condo - Townhouse**

12 Pine View - Unit 12
Millis, MA 02054-1759
Norfolk County

List Price: **\$235,000**
 Sale Price: **\$230,000**

Unit Placement: **Street, Middle**
 Unit Level: **1**
 Grade School: **Clyde Brown**
 Middle School: **Millis Middle**
 High School: **Millis High**
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **Main St/Rte 109 to Village St to Pine View. Google Maps: "Pine View Millis MA" with NO street #.**

Total Rooms: **4**
 Bedrooms: **2**
 Bathrooms: **1f 1h**
 Master Bath:
 Fireplaces: **0**

Remarks

Enjoy this lovely, sun-filled townhome, close to everything! Sunlight fills the kitchen and brightens your day. Two spacious bedrooms with ample closet space crown the second level, while the basement—complete with a sliding door exit to the common back yard—just begs to be finished. This home has been lovingly maintained and offers many recent improvements: 2016 water heater and composite deck; 2015 washer/dryer and stainless steel kitchen appliances; and a 2011 roof. On evenings and weekends you can relax on the private, rear-facing deck with a front-row seat to nature. In a secluded setting with easy access to retail and restaurants along Route 109 and to the Millis schools, you're just 4.2 miles from the Norfolk Commuter Rail Station, and only 1-2 miles from the peaceful and beautiful hiking trails found at the 196-acre Medfield Rhododendron Reservation. Convenient and affordable, this home can be your MetroWest hideaway.

Property Information

Approx. Living Area: **1,040 Sq. Ft. (\$221.15/Sq. Ft.)** Approx. Acres: Garage Spaces: **0**
 Living Area Includes: Heat Zones: **5 Electric Baseboard** Parking Spaces: **2 Deeded**
 Living Area Source: **Field Card** Cool Zones: **0 Window AC** Levels in Unit: **2**
 Living Area Disclosures: **Does not include unfinished basement; suitable for converting into finished living area.**
 Disclosures:

Complex & Association Information

Complex Name: Units in Complex: **33** Complete: **Yes** Units Owner Occupied: **28** Source: **Seller**
 Association: **Yes** Fee: **\$306 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
 Special Assessments: **Yes - \$2,500 - The home exteriors are to be painted in 2017 & 2018. Assessment is estimated ~\$2,500, to be broken into two payments. The sellers have agreed to pay up to \$3,000 betterment, so you don't have to!**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X12	Flooring - Laminate
Kitchen:	1	15X13	-
Master Bedroom:	2	16X11	Flooring - Wall to Wall Carpet
Bedroom 2:	2	11X11	Flooring - Wall to Wall Carpet
Bath 1:	2	-	-
Bath 2:	1	-	-
Laundry:	B	-	-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Public School**
 Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Association Pool: **No**
 Basement: **Yes Full, Walk Out, Interior Access**
 Beach: **No**
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**
 Exterior Features: **Deck - Composite**
 Flooring: **Wall to Wall Carpet, Laminate**
 Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Large Dogs (Over 25 lbs), Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **Personal property**
 Facing Direction: **North**
 Laundry Features: **In Building**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1984**
 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 #: **0028-0026-0000**

Assessed: **\$187,900**
Tax: **\$3,462.12** Tax Year:
2017
Book: **33000** Page: **262**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty** (781) 449-1400

Listing Agent: **Scott Lutz** (774) 614-1219

Team Member(s): **Bill Kuhlman** (781) 883-5554

Sale Office: **RE/MAX Way** (781) 326-5855

Sale Agent: **The Watson Team** (617) 921-5918

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Lock Box, Go Direct, Sign**

Showing: Facilitator: **Call List Agent, Lock Box, Go Direct, Sign**

Special Showing Instructions: **Call Listing Agent at 774-614-1219 (office) or 978-392-8440 (mobile), or email scottlutz1@gmail.com.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Firm Remarks

Showings begin on Saturday, April 8th. Open house on Sunday, April 30th, Noon-2:00pm.

Market Information

Listing Date: **4/7/2017**

Days on Market: Property has been on the market for a total of **32** day(s)

Expiration Date:

Original Price: **\$235,000**

Off Market Date: **5/9/2017**

Sale Date: **5/19/2017**

Sale Price: **\$230,000**

Offer Date: **4/30/2017** Days to Offer: **23**

Listing Market Time: MLS# has been on for **32** day(s)

Office Market Time: Office has listed this property for **32** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Financing: **Conv. Fixed**

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Market History for 12 Pine View U:12, Millis, MA 02054-1759

MLS #	Date		DOM	DTO	Price
72142579	4/7/2017	Listed for \$235,000			\$235,000
CTG	4/11/2017	Status Changed to: Contingent			
BOM	4/19/2017	Status Changed to: Back on Market			
CTG	5/1/2017	Status Changed to: Contingent			
UAG	5/9/2017	Status Changed to: Under Agreement			
SLD	5/21/2017	Status Changed to: Sold			
	5/19/2017	Sold for \$230,000	32	23	\$230,000
Market History for Keller Williams Realty (AN0875)			32	23	\$230,000
Market History for this property			32	23	\$230,000





