



MLS # 72495159 - Sold
Condo - Townhouse, Attached

192 Boston Post Rd - Unit 15
Sudbury, MA 01776
Middlesex County
 Unit Placement: **End**
 Unit Level: **1**
 Grade School: **Loring**
 Middle School: **Curtis**
 High School: **Lincoln-Sudbury**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **East bound on route 20, left at 192 Boston Post Rd.**

List Price: **\$765,000**
 Sale Price: **\$755,000**
 Total Rooms: **9**
 Bedrooms: **2**
 Bathrooms: **3f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

Welcome to this awesome home nestled in a serene enclave abutting conservation land. An all granite fabulous kitchen emphasizes open spaces with a family friendly flow. Exceptional high ceilings, double crown moldings, all hardwood floors and elegant living room with gas fireplace. Stunning library with French doors and custom built-ins. Open dining room with a lighted butler's pantry. Convenient mud. A dramatic curved stair case leads to a vaulted ceiling master suite, complete with spa like detail. A flexible loft, separate laundry room and a guest bedroom complete the second floor. Spacious lower level bonus / family room, full bath and walk out to private patio. Enjoyable recreation space. This pristine residence reflects meticulous attention to quality, detail and finish work on all three levels. Located in the charming town of Sudbury, it provides a great location, close to major routes, excellent schools and shopping. This home will certainly exceed your expectations

Property Information

Approx. Living Area: **3,226 Sq. Ft. (\$234.04/Sq. Ft.)** Approx. Acres:
 Living Area Includes: Heat Zones: **Forced Air, Gas, Electric** Garage Spaces: **2 Attached, Garage Door Opener**
 Living Area Source: **Public Record** Cool Zones: **2 Central Air** Parking Spaces: **2 Off-Street, Paved Driveway**
 Living Area Disclosures: **Please be advised, total square footage is approximate.** Levels in Unit: **3**
 Disclosures: **Seller's Disclosure etc. attached to MLS.**

Complex & Association Information

Complex Name: **Landham Crossing** Units in Complex: **31** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$589**
 Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Vaulted, Flooring - Hardwood, Window(s) - Picture, Wainscoting, Lighting - Overhead, Crown Molding
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Wainscoting, Lighting - Overhead, Crown Molding
Family Room:	B		Bathroom - Full, Flooring - Wall to Wall Carpet, Exterior Access, High Speed Internet Hookup, Walk-in Storage, Lighting - Overhead, Crown Molding
Kitchen:	1		Flooring - Hardwood, Dining Area, Balcony / Deck, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Stainless Steel Appliances
Master Bedroom:	2		Ceiling - Coffered, Flooring - Hardwood, Wainscoting, Crown Molding, Closet - Double
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Closet - Double
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting
Laundry:	2		Closet, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup
Library:	1		Flooring - Hardwood, French Doors, Main Level
Loft:	2		Flooring - Hardwood, Recessed Lighting
Mud Room:	1		Flooring - Hardwood, Beadboard

Features

Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
 Appliances: **Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Association Pool: **No**
 Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame, Cement Board**
 Docs in Hand: **Master Deed, Rules & Regs, Association Financial Statements, Other (See Remarks)**
 Electric Features: **220 Volts, 200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Fiber Cement Siding**
 Exterior Features: **Porch, Deck**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Hot Water: **Natural Gas**
 Insulation Features: **Full**
 Interior Features: **Walk-up Attic, French Doors, Internet Available - Fiber-Optic**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes w/ Restrictions**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions:
 Laundry Features: **In Unit**
 Lead Paint: **No**
 UFFI: **No** Warranty Features:
 Year Built/Converted: **2013**
 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: **\$755,000**
 Tax: **\$12,854.01** Tax Year: **2019**
 Book: **65645** Page: **360**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot: