



RESIDENTIAL BROKERAGE

LISTING BROKER: **KATHY RILEY**
Vice President
OFFICE: 781-237-9090 x 347
CELL: 617-512-7772



**19 WILLIAM ONTHANK LANE
SOUTHBOROUGH, MASSACHUSETTS
\$395,000**

Southborough Meadows, a twenty-six unit townhouse community, is focused on adult living. Situated in the prestigious and scenic town of Southborough within easy access of shopping and major commuting routes: this townhome offers some extra special features. The exquisite floor plan includes a crisp, white Corian kitchen, dining room and living room that open to a sun-filled family room. The first floor master bedroom offers a spacious bath and laundry. In addition, there is a second bedroom/den and half bath. The main level opens to a private deck with views of lush woodlands. A custom finished lower level with full size bay windows in the media/family room make this the most light-filled lower level in the complex. Sliders to a patio, surround sound, a third bedroom and full bath with steam shower create a special haven. Townhouse living at its best. Move in condition and excellent value.

YEAR BUILT:	1999	LIVING AREA:	2,145 sq. ft.
ROOMS:	Eight	ASSESSMENT:	\$401,000
BEDROOMS:	Three	TAXES:	\$5,446
BATHS:	Two Full/One Half	ROOF:	Asphalt

NOTICE TO PROSPECTIVE HOME BUYERS:

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Regulation 254 of the Code of Massachusetts Regulations section 2.05 (15)

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept no responsibility for the accuracy thereof. Offering is subject to prior sale, price change, or withdrawal without notice.





**MLS # 70812162 - Active
Condo - Townhouse**

**19 William Onthank Lane - Unit 19
Southborough, MA 01772-1328
Worcester County**

List Price: **\$395,000**

Total Rooms: **8**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **Street**
Grade School:
High School:

Bedrooms: **3**
Fireplaces: **1**
Unit Level: **1**
Middle School:

Directions: **Rt 9W to exit @ Rt 9E/Southboro. Right turn at Boston Road/Rt 30. Left turn to Wm Onthank Lane.**

Remarks

Southborough Meadows. Over 55 complex. Sunny, private 3 bedroom townhouse. Excellent condition. End unit. Deck overlooks woodlands. Only unit with full size bay windows in custom lower level. Sliders to patio. Surround sound. 1st floor master bedroom and laundry. White corian kitchen, sunfilled family room. Lower level includes 3rd bedroom and full bath with steam shower. Extra storage over garage. Excellent value!

Property Information

Approx. Living Area: **2145 sq. ft. (\$184.15/sq. ft.)** Approx. Acres:
Garage Spaces: **1 Attached, Garage Door Opener, Storage**
Living Area Includes: **Finished Basement** Heat Zones: **2 Forced Air, Gas** Parking Spaces: **3 Off-Street**
Living Area Source: **Other** Cool Zones: **2 Central Air** # of Living Levels: **2**
Living Area Disclosures: **960 sq. ft. in lower level**

Complex & Association Information

Complex Name: **Southborough Meadows** Units in Complex: **26 Complete: Yes** Units Owner Occupied: **26 Source: Owner**
Association: **Yes Fee: \$315** Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Kitchen:	1		Granite/Solid Counters
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bedroom 3:	B		Wall to Wall Carpet
Bath 1:	1		Full Bath
Bath 2:	1		Half Bath
Laundry:	1		--
Sun Room:	1		--
Media Room:	B		Fireplace, Wall to Wall Carpet, Bay/Bow Windows

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Golf Course**
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Association Financial Statements**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Storm Doors**
Exterior: **Vinyl**
Exterior Features: **Deck, Patio**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Unknown**
Interior Features: **Security System, Cable Available**
Management: **Professional - Off Site, Owner Association**
Pets Allowed: **Yes w/ Restrictions (See Remarks)**

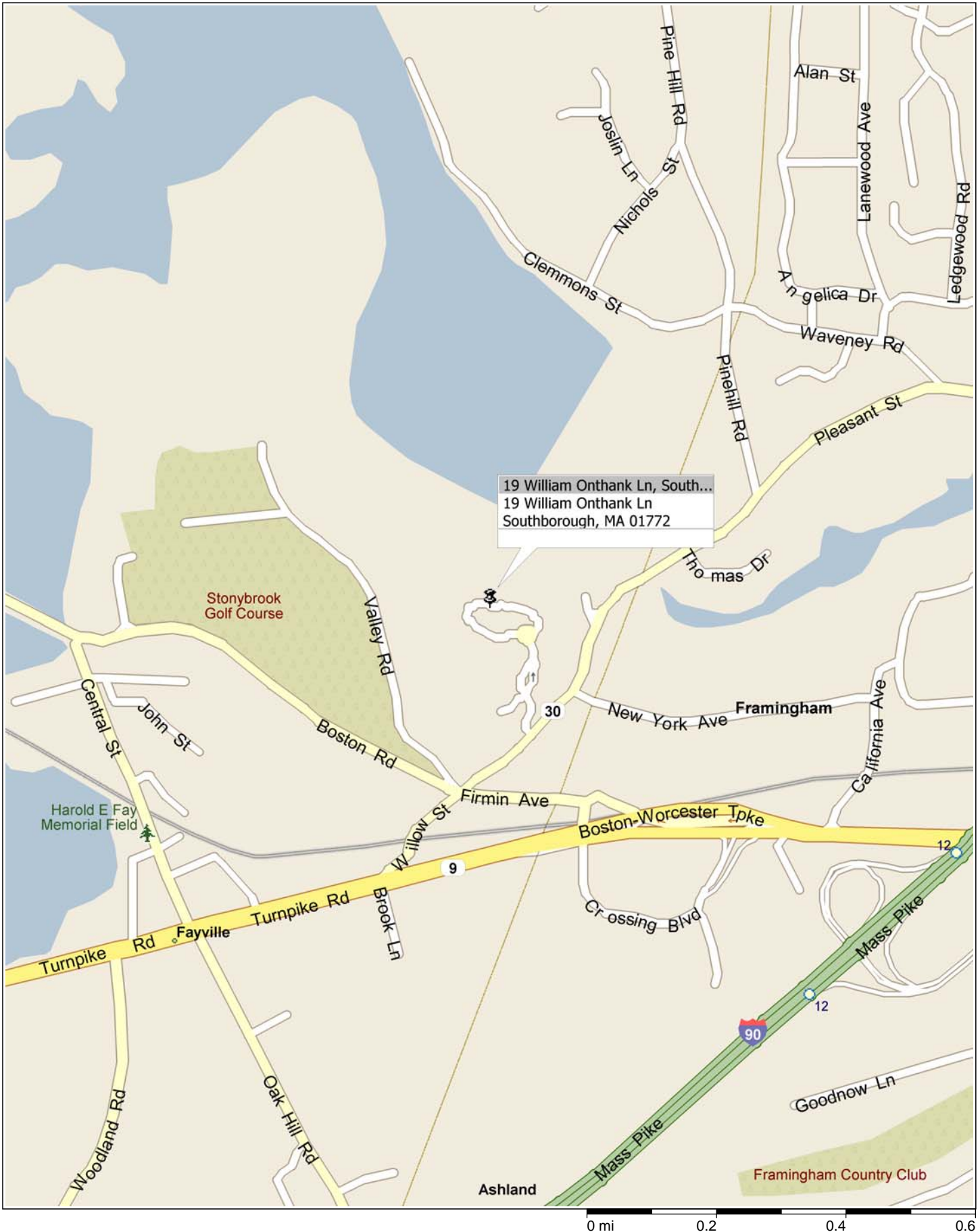
Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No Warranty Available:**
Year Built/Converted: **1999/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$401,000**
Tax: **\$5446 Tax Year: 2008**
Book: **999 Page: 999**
Cert:

19 William Onthank Lane, Southborough, Massachusetts



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MA 01772-1328

Condominium
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