

MLS # 72882912 - New

Condex - Half-Duplex



44 Logan Ave - Unit 44
Medford, MA 02155
Middlesex County
 Unit Placement: **Street**
 Unit Level: **1**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Use GPS**

List Price: **\$1,130,000**
 Total Rooms: **6**
 Bedrooms: **4**
 Bathrooms: **2f 2h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

MORE OUTDOOR PHOTOS COMING SOON! In a district where homes are built on 6,000sqf lots, here's one set on over 12,000sqf! Accented by zen mature trees, the building itself set behind a crescent driveway that arches over an even lawn. Designer touches evident from the board & batten accent wall to the fireplace tiles with perfect veining, right down to wood vent covers. Bay windows favor an already light-filled home with 8.5ft+ ceilings. Schrock Entra cabinets & quartz countertops in the kitchen. Upstairs, the Master BR is with an exquisite ensuite bath w double sinks on custom vanity. On the 3rd level, an extra BR, bath and divided spaces for media/library/playroom. 855Sqft basement with ~7ft ceiling promises ample storage or potential for expanded living space. Unit has exclusive use of the private grassed area to enjoy a warm summer with cookouts or beat it in the in-ground pool. Check out the abutting Logan Park with playground and 1.3+ ac of greenery! Offers are due by 5PM, Tue 8/24.

Property Information

Approx. Living Area: **2,309 Sq. Ft. (\$489.39/Sq. Ft.)**
 Living Area Includes:
 Living Area Source: **Measured**
 Living Area Disclosures: **Excludes 855 sqf of unfinished basement**
 Disclosures: **Taxes are prior to condo conversion and subject to change. Condo fees are an estimate and can be changed by future owners. Seller has not lived at the property and holds an MA Real Estate license.**

Approx. Acres: **0.29 (12,600 Sq. Ft.)**
 Heat Zones: **3 Central Heat, Forced Air, Gas, Individual, Unit Control**
 Cool Zones: **3 Central Air, Individual, Unit Control**

Garage Spaces: **0**
 Parking Spaces: **5 Off-Street, Assigned, Paved Driveway, Exclusive Parking**
 Levels in Unit: **4**

Complex & Association Information

Complex Name: **44-46 Logan Avenue Estates**
 Association: **Yes** Fee: **\$225 Monthly**
 Assoc. Fee Inclds: **Water, Master Insurance, Swimming Pool, Exterior Maintenance, Extra Storage, Reserve Funds**
 Special Assessments: **Yes - \$450 - Buyer to contribute 2 months' condo fee at closing for initial maintenance and reserves.**

Units in Complex: **2** Complete: **No**
 Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15.0X29.8	Bathroom - Half, Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Open Floor Plan, Recessed Lighting
Kitchen:	1	11.2X13.6	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Exterior Access, Open Floor Plan, Lighting - Pendant
Master Bedroom:	2	12.7X15.0	Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Wood
Bedroom 2:	2	12.0X12.5	Flooring - Wood
Bedroom 3:	2	12.9X13.9	Flooring - Wood
Bedroom 4:	3	8.0X14.8	Flooring - Wood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub
Bath 3:	3		Bathroom - Half
Laundry:	1		-
Mud Room:	1		-
Media Room:	3	8.0X16.9	-

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Highway Access, T-Station**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Vent Hood, Water Instant Hot**
 Association Pool: **Yes Inground, Indoor**
 Assoc. Security: **Fenced**
 Basement: **Yes Full, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame, Stone/Concrete**
 Docs in Hand: **Master Deed, Floor Plans, Certificate of Insurance**
 Electric Features: **200 Amps**
 Energy Features: **Insulated Windows, Prog. Thermostat**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Storage Shed, Fenced Yard, Garden Area**
 Flooring: **Tile, Hardwood**
 Hot Water: **Natural Gas, Tankless**
 Insulation Features: **Full, Spray Foam**
 Management: **Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **South**
 Laundry Features: **In Unit**
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built/Converted: **1890/2021**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual, Renovated Since**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$875,000**
 Tax: **\$8,032.5** Tax Year: **2021**
 Book: **75347** Page: **78**
 Cert:
 Zoning Code: **SF2**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty** (978) 475-2111
 Listing Agent: **Joan Bisssdorf** (978) 831-0365
 Team Member(s): **Treetop Group** (781) 205-6099
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775**
 Showing: Facilitator: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775**
 Special Showing Instructions: **Unit features, exclusive/common assigned areas can be found in attached info sheet.**

Firm Remarks

Offers are due by 5PM, Tuesday 8/24.

Market Information

Listing Date: **8/18/2021**
 Days on Market: Property has been on the market for a total of **0** day(s)
 Expiration Date:
 Original Price: **\$1,130,000**
 Off Market Date:
 Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)
 Office Market Time: Office has listed this property for **0** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:









