

**MLS # 70993830 - New  
Condo - Detached**

**10 Bridle Path - Unit 8**

**Holliston, MA 01746**

**Middlesex County**

Total Rooms: **7**

Full/Half/Master Baths: **2/1/Yes**

Unit Placement: --

Grade School:

High School:

Directions: **From Washington St. (Rte 16 Holliston Center) to Hollis Street. 1/2 Mile on right.**

Bedrooms: **2**

Fireplaces: **1**

Unit Level: **1**

Middle School:

**Remarks**

**Unparalleled 55+ living at "Hollis Hills" in the heart of Holliston center & surrounded by conservation. "The Sherborn's" open floor plan delivers all of today's amenities including stone exterior, cherry/granite/stainless kitchen, gas fireplace, 1st floor master suite, lofted 2nd floor w/private bedrm, gorgeous architectural details & generous finishes throughout. Unit is ready for occupancy. Geared for the discerning buyer seeking a quality construction and a thriving active adult community**

**Property Information**

Approx. Living Area: **2144 sq. ft. (\$198.23/sq. ft.)** Approx. Acres: Garage Spaces: **2 Attached, Garage Door Opener**  
Living Area Includes: Heat Zones: **2 Forced Air, Common, Unit Control** Parking Spaces: **4 Off-Street**  
Living Area Source: **Owner** Cool Zones: **2 Central Air** # of Living Levels: **2**  
Living Area Disclosures:

**Complex & Association Information**

Complex Name: **Hollis Hills Preserve** Units in Complex: **32** Complete: **No** Units Owner Occupied: **6** Source: **Owner**  
Association: **Yes** Fee: **\$300** Fee Includes: **Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14x17	Fireplace, Hard Wood Floor
Dining Room:	1	13x14	Hard Wood Floor, Balcony/Deck, Interior Balcony
Kitchen:	1	9x13	Hard Wood Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	1	13x14	Full Bath, Cathedral Ceils, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	13x16	Full Bath, Wall to Wall Carpet
Bath 1:	1	9x12	Full Bath, Linen Closet, Ceramic Tile Floor, Granite/Solid Counters
Bath 2:	1	4x6	Half Bath, Hard Wood Floor, Granite/Solid Counters
Bath 3:	2	9x9	Full Bath, Linen Closet, Ceramic Tile Floor
Laundry:	1	4x7	Ceramic Tile Floor
Library:	1	12x13	Hard Wood Floor
Loft:	2	12x25	Wall to Wall Carpet, Balcony/Deck

**Features**

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course**  
Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Association Pool: **No**  
Basement: **Yes**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Rules & Regs, Floor Plans, Association Financial Statements**  
Electric Features: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Stone, Other (See Remarks)**  
Exterior Features: **Deck**  
Flooring: **Wood, Tile, Wall to Wall Carpet**  
Hot Water: **Natural Gas**  
Insulation Features: **Full, Fiberglass**  
Interior Features: **Cable Available**  
Management: **Owner Association**  
Pets Allowed: **Yes**  
Restrictions: **Adult Community**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, Private Sewerage**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Waterfront: **No**




**Other Property Info**

Adult Community: **Yes**  
Disclosure Declaration: **No**  
Disclosures: **Buyers must be 55+ yrs. Detached single-family dwellings.**  
Exclusions:  
Lead Paint: **None**  
UFFI: **No** Warranty Available: **Yes**  
Year Built/Converted: **2007/**  
Year Built Source: **Builder**  
Year Built Desc: **Actual, Finished, Never Occupied**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$510,100**  
Tax: **\$7886.15** Tax Year: **2009**  
Book: **40555** Page: **436**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Office/Agent Information**

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