

**MLS # 70993831 - New
Condo - Detached**

2 Bridle Path - Unit 6

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 Amherst" 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 and den, gorgeous architectural details and generous finishes throughout. Photos shown are of a similar unit. Geared for the discerning buyer. Unit is under construction and ready for buyer selections.

Property Information

Approx. Living Area: **2600 sq. ft. (\$172.69/sq. ft.)**

Living Area Includes:

Living Area Source: **Measured**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **2 Forced Air, Common, Unit Control**

Cool Zones: **2 Central Air**

Garage Spaces: **2 Attached, Garage Door Opener**

Parking Spaces: **4 Off-Street**

of Living Levels: **2**

Complex & Association Information

Complex Name: **Hollis Hills Preserve**

Association: **Yes** Fee: **\$300**

Units in Complex: **32** Complete: **No**

Fee Includes: **Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Units Owner Occupied: **6** Source: **Owner**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13x22	Fireplace, Hard Wood Floor, Balcony/Deck, Interior Balcony
Dining Room:	1	10x12	Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	1	13x16	Full Bath, Cathedral Ceils, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	18x13	Full Bath, Walk-in Closet, 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	Half Bath, Linen Closet, Ceramic Tile Floor
Laundry:	1	6x8	--
Den:	2	12x26	Wall to Wall Carpet
Loft:	2	11x18	Wall to Wall Carpet, Interior Balcony

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: **Porch, Enclosed Porch, Deck, Decorative Lighting**

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: **Yes**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2009**

Book: **40555** Page: **436**


Cert:


Zoning Code: **res**

Map: Block: Lot:

Office/Agent Information

Office: ERA Bay State Realty  (508) 376-8200

Agent: Lisa DeMaio  (508) 561-4884

Team Member: Jeffrey Germagian  (508) 395-0778