



**MLS # 70828852 - Price Changed
Condo - Townhouse, Rowhouse, Brownstone**

107 Myrtle - Unit 107 List Price: **\$429,900**

Medford, MA 02155

Middlesex County

Total Rooms: **5**

Bedrooms: **3**

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

Fireplaces: **1**

Unit Placement: **--**

Unit Level: **1**

Grade School: **McGlynn**

Middle School: **Andrews**

High School: **Medford High**

Directions: **Rt. 28 Fellsway West to Myrtle St. (2nd right after Medford/Central St. Intersection)**

Remarks

FOR LIMITED TIME-4.5% financing. Builder will match the \$8K 1st Time Buyer Rebate . Brand new Amaranth PI Condos. Ultra mod 41 total units off Fellsway. Lg 3BR T/H w/choice of kit cab's, SS appl, 2.5BA's w/Jacuzzi, FP, decks & 2 car gar pkg. Sit on your deck..listen to the center island waterfall. Low condo fees. EARLY WINTER OCCUPANCY.. Bonus room on the 3rd fl is 21 x 24 w/A dormers & possible bath. O/H Sun 12-2PM 90% SOLD

Property Information

Approx. Living Area: **2389 sq. ft. (\$179.95/sq. ft.)** Approx. Acres:

Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage, Deeded**

Living Area Includes:

Heat Zones: **2 Central Heat, Forced Air, Gas, Individual, Unit Control**

Parking Spaces: **2 Deeded**

Living Area Source: **Other**

Cool Zones: **2 Central Air, Individual, Unit Control**

of Living Levels: **4**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Amaranth Place**

Units in Complex: **41** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$196**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Fireplace, Hard Wood Floor, Balcony/Deck
Dining Room:	2		Hard Wood Floor, Dining Area
Kitchen:	2		Half Bath, Hard Wood Floor, Dining Area, Pantry
Master Bedroom:	4		Full Bath, Linen Closet, Wall to Wall Carpet
Bedroom 2:	3		Linen Closet, Wall to Wall Carpet
Bedroom 3:	3		Linen Closet, Wall to Wall Carpet
Laundry:	B		--

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

Association Pool: **No**

Basement: **Yes**

Beach: **Yes Lake/Pond**

Beach Ownership: **Private, Public**

Beach - Miles to: **1/2 to 1 Mile**

Construction: **Frame**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck**

Flooring: **Wood, Wall to Wall Carpet**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Pets Allowed: **Yes w/ Restrictions (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: **No** Warranty Available: **No**

Year Built/Converted: **2008/**

Year Built Source: **Builder**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2008**

Book: **0** Page: **0**

Cert:

Zoning Code: **RES**

Map: Block: Lot: