



MLS # 70828853 - Active
Condo - Townhouse, Rowhouse, Brownstone

109 Myrtle - Unit 109 List Price: **\$449,900**

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 pay 2 yrs condo fees or give up to \$10,000 in Buyer incentives. Brand new Amaranth Place 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. 90% SOLD EARLY WINTER OCCUPANCY.. Bonus room on the 3rd fl is 21 x 24 w/A dormers & possible bath.-REAR CONDO UNIT..O/H Sun 12-2PM

Property Information

Approx. Living Area: **2389 sq. ft. (\$188.32/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: