



MLS # 71278102 - Active
Condo - Townhouse

13 Coltsway - Unit 13
Wayland, MA 01778

Middlesex County

Total Rooms: 6
Full/Half/Master Baths: 2/1/Yes

Unit Placement: --

Grade School:
High School: Wayland High

Directions: Route 30 to Mainstone Rd. to Coltsway

List Price: \$479,900

Bedrooms: 2

Fireplaces: 1

Unit Level: 1

Middle School: Wayland Middle

Remarks

First floor master bedroom with master bath, fireplaced livingroom with sliders to patio, dining room also has sliders to the patio, large kitchen with laundry and access to the garage at one end and breakfast table at the other. Second floor features a bedroom and a full bath. Basement has a large finished family room that's 30x15 ideal for a pool table plus! also a 21x11 semi finished area and a cedar closet.

Property Information

Approx. Living Area: 2250 sq. ft. (\$213.29/sq. ft.) Approx. Acres: 39 (1698840 sq. ft.)

Living Area Includes: Finished Basement

Heat Zones: Heat Pump, Electric

Garage Spaces: 1 Attached

Parking Spaces: 2 Off-Street

Living Area Source: Owner

Cool Zones: Central Air

of Living Levels: 2

Living Area Disclosures: Includes finished familyroom in the basement

Complex & Association Information

Complex Name: Mainstone Farm

Units in Complex: 64 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$533

Fee Includes: Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	25x14	Fireplace
Dining Room:	1	12x11	--
Family Room:	B	30x15	--
Kitchen:	1	21x10	Stone / Ceramic Tile Floor
Master Bedroom:	1	17x13	--
Bedroom 2:	2	14x11	--
Bath 1:	1	--	--
Bath 2:	2	--	--
Bath 3:	1	--	Half Bath
Laundry:	1	--	--
Den:	1	14x9	--

Features

Area Amenities: Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails

Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer

Association Pool: Yes Inground

Basement: Yes

Beach: No

Construction: Frame

Docs in Hand: Rules & Regs

Electric Features: Circuit Breakers, 200 Amps

Exterior: Clapboard

Hot Water: Electric

Management: Professional - On Site

Pets Allowed: Yes

Roof Material: Asphalt/Fiberglass Shingles

Sewer and Water: City/Town Water, Private Sewerage

Utility Connections: for Electric Range, for Electric Oven, for Electric Dryer,

Washer Hookup

Waterfront: No

Other Property Info

Disclosure Declaration: No

Disclosures: One of the owners is a licensed Real Estate Broker.

Exclusions:

Lead Paint: None

UFFI: Warranty Available:

Year Built/Converted: 1980/

Year Built Source: Public Record

Year Built Desc: Actual

Year Round: Yes

Tax Information

Pin #:

Assessed: \$395,500

Tax: \$7653 Tax Year: 2011

Book: 74 Page: 30

Cert:

Zoning Code: PDD

Map: Block: Lot: