



**MLS # 71737727 - Active  
Condo - Townhouse**

**21A SOUTH COMMONS - Unit 21A  
Lincoln, MA 01773-1114  
Middlesex County**  
Unit Placement: **End**  
Unit Level: **1**  
Grade School: **Lincoln Campus**  
Middle School: **Lincoln Campus**  
High School: **LSRHS**  
Outdoor Space Avail: **Yes - Common**

List Price: **\$385,000**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1f 1h**  
Master Bath: **No**  
Fireplaces: **1**

Handicap Access/Features:

Directions: **Route 2A to Hanscom Rd to Virginia Rd first left to Battle Farm Road go right at stop 21A is on right**

**Remarks**

**THE MOST AFFORDABLE AND FINEST QUALITY CONDO AVAILABLE IN LINCOLN! Recently renovated, modern end unit. Prime location bordering conservation trails and easy main route access. Immaculate condition. On-site playground for children, clubhouse for entertaining, and additional storage room. Relax on the patio in a breathtaking, natural outdoor environment. Directly abuts Minuteman National Park Conservation trails for walking, jogging, hiking, biking, sightseeing and exploring the rich history of our great Country! A tremendous value in this magnificent location.**

**Property Information**

Approx. Living Area: **1186 sq. ft. (\$324.62/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**  
Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **2 Off-Street, Deeded, Guest, Paved Driveway**  
Living Area Source: **Field Card** Cool Zones: **1 Central Air** Levels in Unit: **3**  
Living Area Disclosures:  
Disclosures: **\$48/month for 5 years Special Assessment for new roofs. Nine months already paid on payment plan so approximately \$2,448.00 is remaining.**

**Complex & Association Information**

Complex Name: **Battle Road Farm Condominium** Units in Complex: **120** Complete: **Yes** Units Owner Occupied: **116** Source: **Mgmt. Co.**  
Association: **Yes** Fee: **\$440 Monthly** Fee Includes: **Water, Sewer, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Extra Storage, Refuse Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	21x17	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood
Dining Room:	1	14x12	Flooring - Hardwood, Open Floor Plan
Kitchen:	1	9x8	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook
Master Bedroom:	2	17x13	Flooring - Wall to Wall Carpet
Bedroom 2:	2	17x11	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B		--

**Features**

Area Amenities: **Public Transportation, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**  
Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes, Full, Interior Access, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws**  
Electric Features: **Circuit Breakers**  
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**  
Exterior: **Clapboard**  
Exterior Features: **Porch, Deck, Covered Patio/Deck, Storage Shed, Gutters, Professional Landscaping**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Natural Gas, Tank**  
Insulation Features: **Full, Fiberglass**  
Interior Features: **Cable Available**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Other (See Remarks)**  
Water Utilities: **City/Town Water**  
Sewage District: **Commo**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Waterfront: **No**  
Water View: **No, --**

**Other Property Info**

Adult Community: **No**  
Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions: **Washer & Dryer and all personal property.**  
Facing Direction: **East**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built/Converted: **1995/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual, Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **103 13 0 21 21A**  
Assessed: **\$317,300**  
Tax: **\$4666.23** Tax Year: **2014**  
Book: **60779** Page: **17**  
Cert:  
Zoning Code: **R1**  
Map: **103** Block: **0** Lot: **13**

**Office/Agent Information**

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