

# FOR SALE

## 189,900

136 Central Street, Unit A9

Hudson MA 01749

Listing ID 72793746

WELCOME TO 136 CENTRAL STREET, UNIT A9, HUDSON, MA! Move right into this nicely renovated 2 bedroom, 2 full bath garden style one-level condominium that is only minutes to Route 62 and 495! Updated kitchen with granite counters and a very convenient laundry area, which includes a washer/dryer. The living room includes a large walk-in closet. Spacious master bedroom with a full bathroom. An additional bedroom can be used for an office/nursery. All new hardwood laminate flooring and tile flooring in both bathrooms. Efficient Trane forced hot air heating and air conditioning system. This condo is situated in a small 30 unit building in a private setting near the Rail Trail, Highland Commons, sought-after downtown Hudson offering fabulous restaurants and shopping. Quick occupancy if needed. This condominium can only be sold to an owner occupant. STOP PAYING RENT AND PUT IN AN OFFER TODAY!



**2**  
BEDS



**2**  
BATHS



**884**  
SQ. FT.



Presented by **S. ELAINE MCDONALD ABR, CNE, CRS, GRI, LMC**



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**RE/MAX EXECUTIVE REALTY**

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**MLS # 72793746 - Price Changed**  
**Condo - Garden**

**136 Central St - Unit A9**  
**Hudson, MA 01749**  
**Middlesex County**

Unit Placement: **Ground**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: **near Blaine & Packard**

List Price: **↓ \$189,900**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Master Bath: **Yes**  
Fireplaces: **0**

**Remarks**

**Welcome to 136 Central Street, A9, Hudson! Move right into this nicely renovated 2 bedroom, 2 full bath garden style one-level condo that is only minutes to Route 62/495! Updated kitchen with granite counters and a very convenient laundry area, which includes a washer/dryer. The living room includes a large walk-in closet. Spacious master bedroom with a full bathroom. An additional bedroom can be used for an office/nursery. All new hardwood laminate flooring and tile flooring in both bathrooms. Efficient Trane forced hot air heating and air conditioning system. This condo is situated in a small 30 unit building in a private setting near the Rail Trail, Highland Commons, sought-after downtown Hudson offering fabulous restaurants and shopping. Quick occupancy if needed. This can only be sold to an owner occupant. Stop paying rent and come see this condo today!**

**Property Information**

Approx. Living Area: **884 Sq. Ft. (\$214.82/Sq. Ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **1 Electric** Garage Spaces: **0**  
Living Area Source: **Public Record** Cool Zones: **1 Central Air** Parking Spaces: **1 Off-Street**  
Living Area Disclosures: Levels in Unit: **1**  
Disclosures: **Dimensions are approximate; buyer to verify. Please see firm remarks & attached docs in MLS. This can only be sold to an owner occupant. No investors allowed. Dimensions are approx. Buyer to verify all info. Please follow CDC/MA COVID guidelines for showings.**

**Complex & Association Information**

Complex Name: **Hudson Regency** Units in Complex: **30** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$291 Monthly**  
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**  
Special Assessments: **Yes - \$89 - A new roof was installed so this \$89 reflects the special assessment. Please contact the listing agent for more information.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:		<b>17X12</b>	<b>Closet - Walk-in, Flooring - Laminate</b>
Kitchen:		<b>12X8</b>	<b>Flooring - Laminate, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Washer Hookup</b>
Master Bedroom:		<b>14X11</b>	<b>Bathroom - Full, Closet, Flooring - Laminate</b>
Bedroom 2:		<b>12X8</b>	<b>Closet, Flooring - Laminate</b>
Bath 1:		<b>8X5</b>	<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bath 2:		<b>8X5</b>	<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Association Pool: **No**  
Assoc. Security: **Intercom**  
Basement: **No**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric Features: **Circuit Breakers**  
Exterior: **Vinyl, Brick**  
Flooring: **Tile, Laminate**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions Cats Only**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions: **Personal property**  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: **Warranty Features:**  
Year Built/Converted: **1985**  
Year Built Source: **Public Record**  
Year Built Desc: **Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0018 B:0000 L:0526**  
Assessed: **\$168,300**  
Tax: **\$2,795** Tax Year: **2020**  
Book: **63827** Page: **312**  
Cert: **000000089550**  
Zoning Code: **CND**  
Map: **0018** Block: **000** Lot: **0526**

**Office/Agent Information**

**Office:** RE/MAX Executive Realty (508) 480-8400  
**Agent:** S. Elaine McDonald (978) 838-9444  
**Team Member(s):** Douglas Palino (978) 838-9444