



# JUST LISTED

**RE/MAX**  
Executive Realty



**250 Main Street, Unit 209**  
Hudson MA 01749

2  2  1,146  ft<sup>2</sup>

**FOR SALE \$285,000**

Welcome to 250 Main Street, #209, Hudson at the Esplanade! This two-bedroom two full-bath 2nd-floor privately located "corner" unit has loads of natural light and is within walking distance to the Rail Trail, restaurants, coffee shops, and all the major highways! The open concept kitchen has granite counters, SS appliances, and has a large storage closet. The lovely dining and living room area is perfect for evening meals and gatherings with your family/friends. The main bedroom consists of a walk-in closet, sliders to the deck, and a private bath. The 2nd bedroom/office is spacious and bright. The foyer includes an oversize walk-in closet for additional storage. Separate laundry area which includes a stackable washer and dryer. The community has an exercise room.

**DOING MORE FROM**  
**FOR SALE**  
**TO SOLD**

S. Elaine McDonald ABR, CNE,  
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**RE/MAX Executive Realty**

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**MLS # 72836511 - New Condo - Garden**

**250 Main St - Unit 209**  
**Hudson, MA 01749**  
**Middlesex County**  
Unit Placement: **Upper, Corner**  
Unit Level: **2**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: **Near High St**

List Price: **\$285,000**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Master Bath: **Yes**  
Fireplaces: **0**

**Remarks**

Welcome to 250 Main Street, #209, Hudson at the Esplanade! This two-bedroom two full-bath 2nd-floor privately located "corner" unit has loads of natural light and is within walking distance to the Rail Trail, restaurants, coffee shops, and all the major highways! The open concept kitchen has granite counters, SS appliances, and has a large storage closet. The lovely dining and living room area is perfect for evening meals and gatherings with your family/friends. The main bedroom consists of a walk-in closet, sliders to the deck, and a private bath. The 2nd bedroom/office is spacious and bright. The foyer includes an oversize walk-in closet for additional storage. Separate laundry area which includes a stackable washer and dryer. The community has an exercise room, library, gym, patio area for socializing, and a café. There is a deeded parking spot in the underground garage (parking space #42), a private storage bin in the garage area, & an elevator! Come see it today before it is sold!

**Property Information**

Approx. Living Area: **1,146 Sq. Ft. (\$248.69/Sq. Ft.)**

Approx. Acres:

Garage Spaces: **1 Under, Garage Door Opener, Storage, Deeded**

Parking Spaces: **1 Off-Street**

Levels in Unit: **1**

Living Area Includes:

Living Area Source: **Field Card**

Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Disclosures: **Please review all attachments in MLS before scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Please bring a masks & remove shoes before entering home. Dimensions are approx. Buyer to verify all info.**

**Complex & Association Information**

Complex Name: **The Esplanade**

Units in Complex: **140 Complete: Yes**

Units Owner Occupied: **Source:**

Association: **Yes Fee: \$547.57 Monthly**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom, Refuse Removal, Management Fee**

Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	17X13	Flooring - Wall to Wall Carpet, Slider
Dining Room:	1	11X9	Flooring - Wall to Wall Carpet
Kitchen:	1	9X9	Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Stainless Steel Appliances
Master Bedroom:	1	19X12	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck, Deck - Exterior, Slider
Bedroom 2:	1	13X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8X6	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Pedestal Sink
Bath 2:	1	8X6	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Entry Hall:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet

**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, Public School**

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**

Docs in Hand: **Master Deed, Unit Deed**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Fiber Cement Siding**

Exterior Features: **Screens, Professional Landscaping**

Flooring: **Tile, Wall to Wall Carpet**

Hot Water: **Natural Gas**

Insulation Features: **Full, Fiberglass**

Interior Features: **Cable Available, Intercom**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions**

Restrictions: **Adult Community**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

**Other Property Info**

Adult Community: **Yes**

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions: **Personal Property**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built/Converted: **2005**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

**Tax Information**

Pin #:

Assessed: **\$237,200**

Tax: **\$3,935** Tax Year: **2021**

Book: **48281** Page: **407**

Cert: **00190999**

Zoning Code: **CND**

Map: **0030** Block: **0000** Lot: **0595**

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

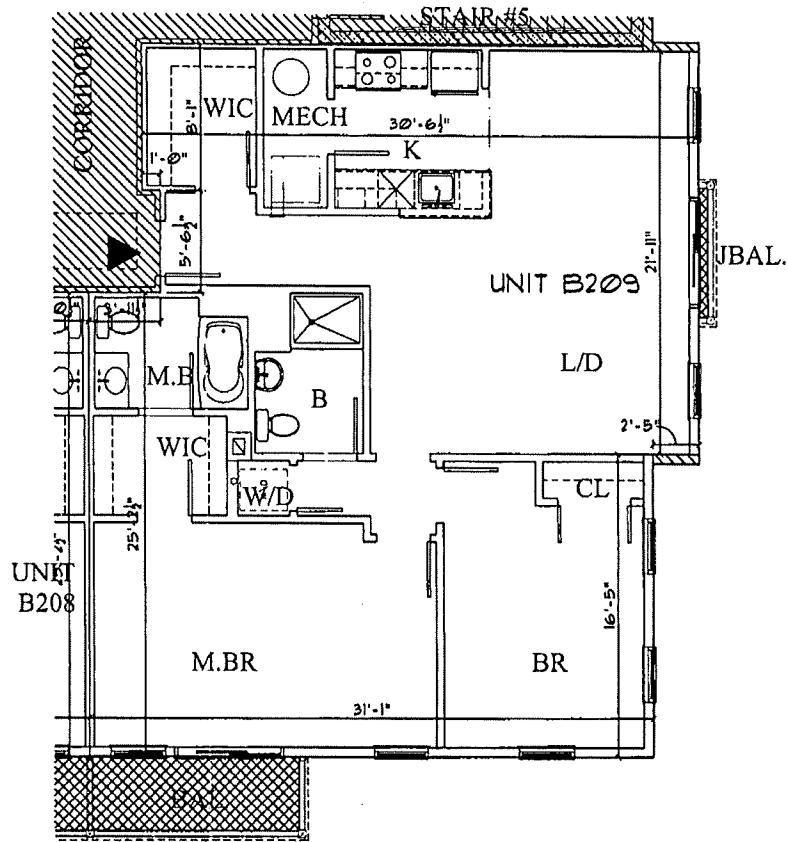
**Office/Agent Information**

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





SCALE: 1/8"=1'

I hereby certify that this plan shows the unit designation of the unit being conveyed and of immediately adjoining units and that it fully and accurately depicts the layout of the unit, its location, approximate dimensions, approximate area, main entrance, and immediate common areas to which it has access as built. I also certify that this plan was prepared in accordance with the rules and regulations of the Massachusetts registrar of deeds as amended January 1, 1976.

Robert J. Verrier  
 Registered Architect  
 October 24, 2005

Drawing Key:

- Unit Boundary Line
- Line of Limit of Ownership 
- Common Area 
- Limited Use Common Area 
- Unit Entrance 

- L/D Living/Dining
- K Kitchen
- B Bath
- M.B Master Bath
- BR Bedroom
- M.B.R Master Bedroom
- CL Closet
- W.I.C Walk In Closet
- MECH Mechanical Room
- W/D Laundry
- ST. Study
- BAL. Balcony
- JBAL. Juliet Balcony

The Esplanade  
 Main Street-Hudson  
 250 Main Street  
 Hudson,  
 Middlesex County, MA

Unit - B209  
 Approx. Area: 1,210 S.F.

