



19 AZALEA LANE, GRAFTON

\$485,000

**CONVENIENTLY
LOCATED!**



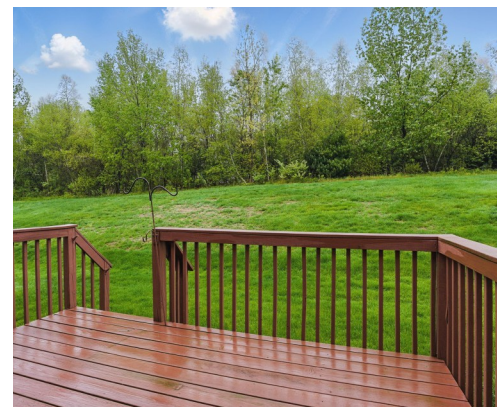
**2
BEDS**



**2.5
BATHS**



**1,444
SQ. FT.**



WELCOME TO 19 AZALEA LANE, GRAFTON, MA! Come see this charming townhouse tucked away at the rear of the complex near Highfields Golf Course, Grafton commuter rail, and Rt 122, 140, 90, and 9! The open concept kitchen offers ample storage, a spacious island, chair rail/wainscoting, and easy access to a half bath. A separate dining room is perfect for evening meals, while the inviting living room features a gas log fireplace and sliders to the deck. Upstairs, the 2nd floor boasts a generously sized bedroom and full bath. The 3rd floor primary bedroom is a true retreat, large enough for a king-size bed, featuring two walk-in closets and direct access to an expansive full bath with a double vanity. Central air. Many updates to include newly refinished hardwood flooring, new wall-to-wall carpeting, and new hot water tank. The unfinished basement provides plenty of storage space and the 1-car garage is a great bonus. Excellent commuter location! Do not miss this exceptional buy!



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

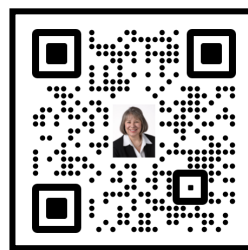
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License No. 90417



SCAN FOR MORE INFO



REMAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



MLS # 73371475 - Price Changed
Condo - Townhouse

19 Azalea Ln - Unit 19
Grafton, MA 01519
Worcester County

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **off Rt 122 / Avalon Way**

List Price: **↓\$485,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Welcome to 19 Azalea Lane, Grafton! Come see this charming townhouse tucked away at the rear of the complex near Highfields Golf Course, Grafton commuter rail, and Rt 122/140/90/9!! The open concept kitchen offers ample storage, a spacious island, chair rail/wainscoting, and easy access to a half bath. A separate dining room is perfect for evening meals, while the inviting living room features a gas log fireplace and sliders to the deck. Upstairs, the 2nd floor boasts a generously sized bedroom and full bath. The 3rd floor primary bedroom is a true retreat, large enough for a king-size bed, featuring two walk-in closets and direct access to an expansive full bathroom with a double vanity. Central air. Many updates to include newly refinished hardwood flooring, new wall-to-wall carpeting, and new hot water tank. The unfinished basement provides plenty of storage space and the 1-car garage is a great bonus. Excellent commuter location! Do not miss this exceptional buy!

Property Information

Approx. Living Area Total: **1,444 SqFt (\$335.87/SqFt)**
Approx. Above Grade: **1,444 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Public Record**
Levels in Unit: **4**

Heat Zones: **1 Forced Air, Gas**
Parking Spaces: **1 Off-Street, Guest**

Cool Zones: **1 Central Air**
Garage Spaces: **1 Attached, Garage Door Opener, Storage**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting an offer (1 PDF). Seller can accept an offer @ anytime. For info regarding transaction, contact the listing agent. Courtesy to buyer agents. Cats/dogs allowed up to 40 lbs. No more than 2 per unit**

Complex & Association Information

Complex Name: **Hillview Estates**
Association: **Yes** Fee: **\$308 Monthly**

Units in Complex: **28** Complete: **Yes**

Units Owner Occupied: Source:

Assoc. Fee Inclds: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X11	Fireplace, Flooring - Hardwood, Chair Rail, Exterior Access, Slider, Wainscoting, Crown Molding
Dining Room:	1	14X9	Closet, Flooring - Hardwood, Chair Rail, Wainscoting, Lighting - Overhead, Crown Molding
Kitchen:	1	10X10	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting, Gas Stove
Main Bedroom:	3	15X15	Skylight, Ceiling - Cathedral, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12X11	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8X3	Bathroom - Half, Flooring - Hardwood, Pedestal Sink
Bath 2:	2	11X7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	3	11X11	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	3		Dryer Hookup - Electric, Washer Hookup
Sitting Room:	2	9X7	Skylight, Flooring - Hardwood, Chair Rail, Wainscoting
Other:	3	10X4	-

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, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Full, Interior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck, Gutters, Professional Landscaping**
Flooring: **Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Large Dogs (Over 25 lbs)**
Restrictions: **RV/Boat/Trailer**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions: **Personal property**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features: **No**
Year Built/Converted: **2006**
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 #: **M:0099 B:0303 L:0004.A**
Assessed: **\$454,000**
Tax: **\$6,329** Tax Year: **2025**
Book: **37738** Page: **333**
Cert: **000000189250**
Zoning Code: **RMF**
Map: Block: Lot:

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

Assessment and Sales Report

Location & Ownership Information

Address: 19 Azalea Ln U: 19
Grafton, MA 01519
Map Ref: M: 0099 **B:** 0303 **L:** 0004.A
Owner 1: Cynthia Lanciloti
Owner Address: 19 Azalea Ln U: 19
Grafton, MA 01519

Zoning: RMF
Owner 2: Christopher Macrina

Property Information

Use: Condominium
Levels: 2
Total Rooms: 5
Full Baths: 2
Year Built: 2006

Style: Townhouse
Lot Size: 0 Acres (0 SqFt)
Bedrooms: 2
Half Baths: 1
Basement Type: Full

Total Area: 2,460 SqFt
First Floor Area: 604 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 540 SqFt

Total Living Area: 1,444 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 540 SqFt

Attached Garage: 0
Heat Type: Forced Air
Roof Type:
Air Conditioned: Yes
Foundation:

Other Garage: 0
Fuel Type: Natural Gas
Exterior:
Fireplaces: 1
Condition: Average

Assessment Information

Last Sale Date: 03/07/2025
Last Sale Book: 71717
Land Value: \$0
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0099 **B:** 0303 **L:** 0004.A
Tax Rate (Comm): 13.94

Last Sale Price: \$400,000
Last Sale Page: 314
Building Value: \$454,000
Total Value: \$454,000
Estimated Tax: \$6,329
Tax Rate (Res): 13.94
Tax Rate (Ind): 13.94

Sales History

Recent Sale #1

Sale Price: \$400,000
Buyer Name: Cynthia Lanciloti
Lender Name:
Sale Book: 71717

Sale Date: 03/07/2025
Seller Name: Dana L Wilson
Mortgage Amount: \$0
Sale Page: 314

Recent Sale #2

Sale Price: \$303,995
Buyer Name: Dana L B Wilson
Lender Name: American Brokers Cond
Sale Book: 37738

Sale Date: 11/04/2005
Seller Name: Hillview Ests Inc
Mortgage Amount: \$243,100
Sale Page: 333

Mortgage History

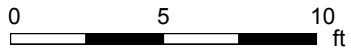
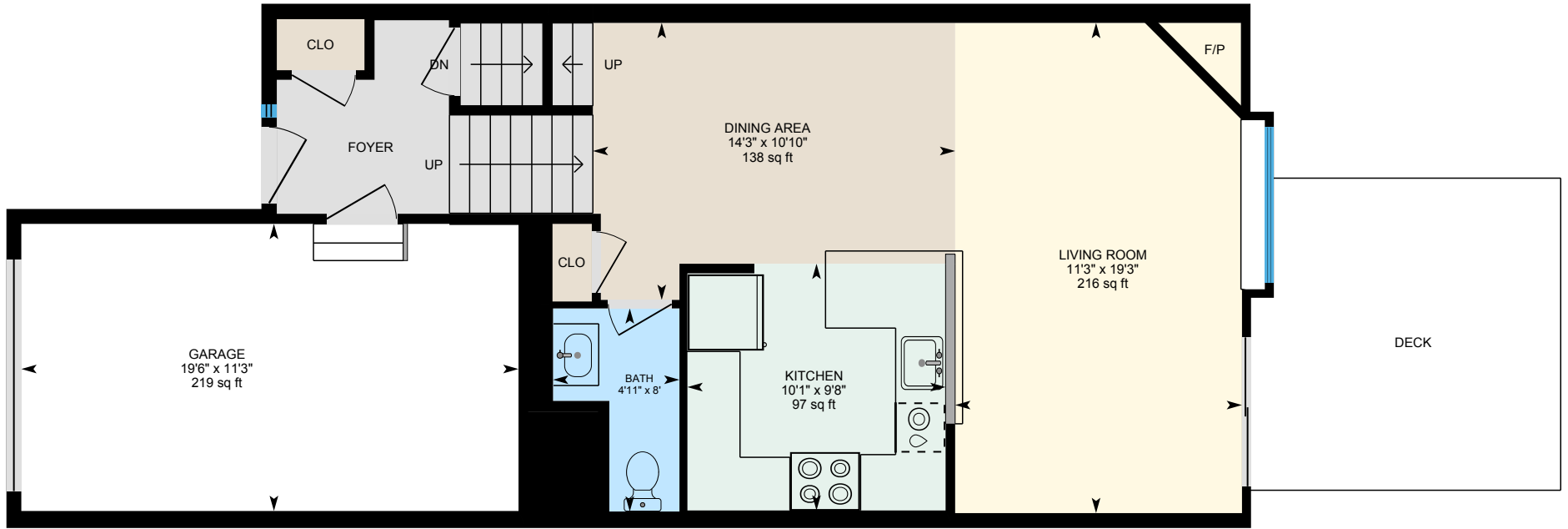
Recent Mortgage #1

Buyer Name: Dana L Wilson
Mortgage Amount: \$196,500
Mortgage Book: 56728

Lender Name: Loandepot.Com
Mortgage Date: 02/10/2017
Mortgage Page: 146

19 Azalea Ln, Grafton, MA

Main Floor Finished Area 653.62 sq ft
Unfinished Area 264.43 sq ft

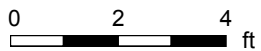


PREPARED: 2025/05/06



19 Azalea Ln, Grafton, MA

2nd Floor Finished Area 351.01 sq ft

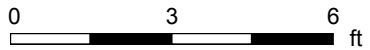
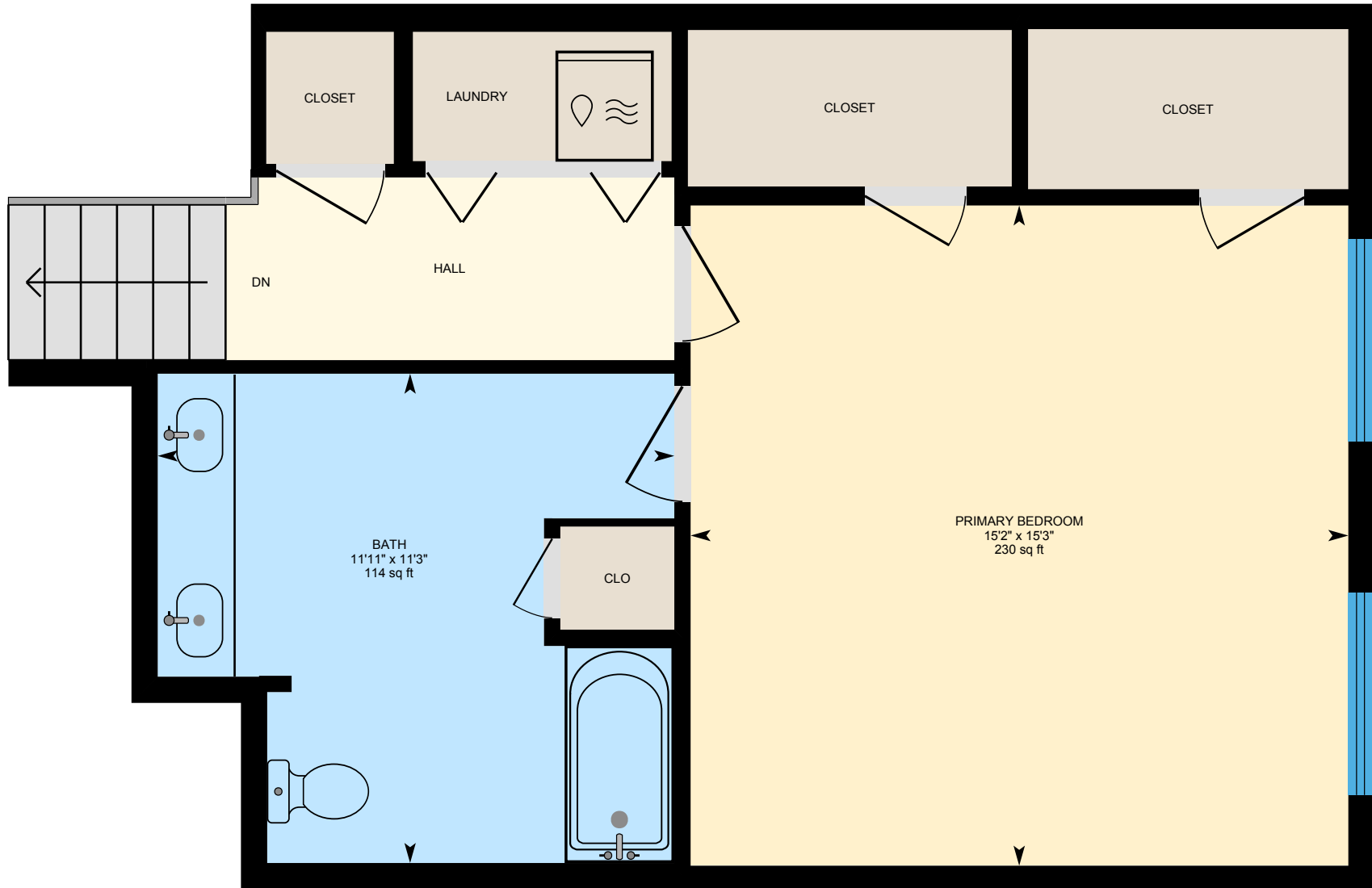


PREPARED: 2025/05/06



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3rd Floor Finished Area 575.76 sq ft

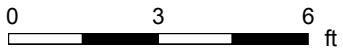
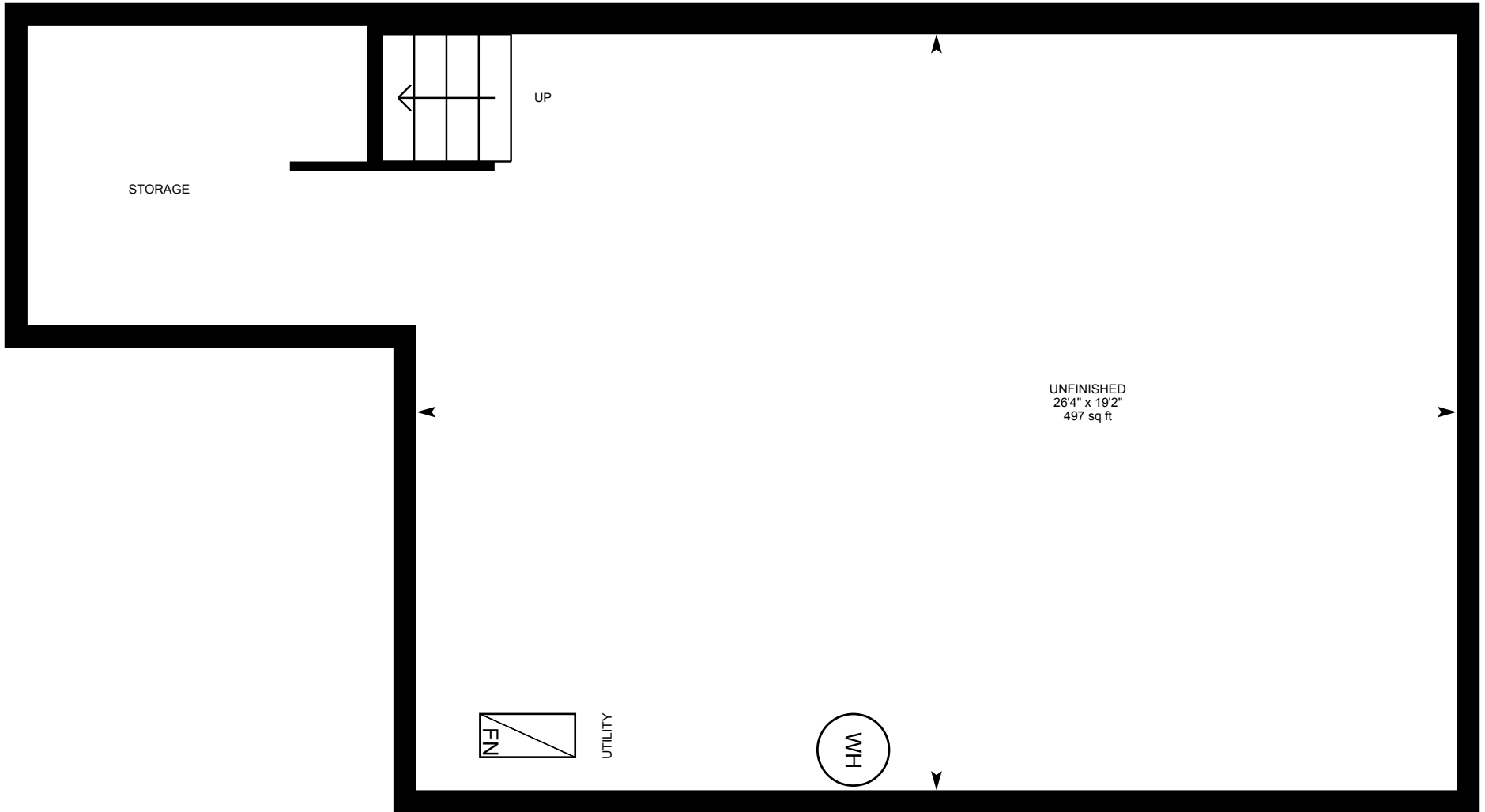


PREPARED: 2025/05/06



19 Azalea Ln, Grafton, MA

Basement (Below Grade) Unfinished Area 645.91 sq ft



PREPARED: 2025/05/06

