



Exterior - Front

MLS # 73203943 - New

Condo - Townhouse

30 Rose Court Way - Unit 30
Walpole, MA: East Walpole, 02032
Norfolk County

Unit Placement: Street, Ground

Unit Level: 1

Grade School: Walpole ES

Middle School: Wapole MS

High School: Walpole HS

Outdoor Space Available:

Handicap Access/Features:

Directions: Washington Street to Riverwalk Lane to Rose Court Way in East Walpole.

List Price: \$749,000

Total Rooms: 6

Bedrooms: 2

Bathrooms: 2f 1h

Main Bath: Yes

Fireplaces: 1

Approx. Acres:

Remarks

****Stay Tuned** More new photos coming soon. Open Houses SAT & SUN (2/24 & 2/25) 12-2 PM. Impeccably maintained water view condo in Riverwalk Commons. Upon entry, your gaze is captured by the sunlit living room, featuring a two-story glass wall with stunning views of Bird Pond. This spacious 2-bed, 2.5-bath, 2202 sqft. townhouse boasts a vaulted primary suite on the first floor with dual walk-in closets and a luxurious bathroom. The first level also includes a living room, dining room, and kitchen with stainless steel appliances, granite countertops, and breakfast nook overlooking the deck & pond. Upstairs offers a second bedroom, full bath, office, and roomy loft overlooking the main space. The lower level features a walk-out unfinished room with potential for various uses. Additionally, enjoy the convenience of a two-car garage and first-floor laundry. Set in an adult 55+ community of 45 homes on beautifully landscaped grounds along a private road. **Offers if any due MONDAY by 2:30**

Property Information

Approx. Living Area Total: 2,202 SqFt (\$340.15/SqFt)

Living Area Includes Below-Grade SqFt: No

Living Area Source: Master Deed

Approx. Above Grade: 2,202 SqFt

Approx. Below Grade:

Levels in Unit: 3

Living Area Disclosures:

Heat Zones: 2 Forced Air, Gas

Cool Zones: 2 Central Air

Parking Spaces: 2 Off-Street, Improved Driveway

Garage Spaces: 2 Attached, Garage Door Opener, Deeded, Side Entry

Disclosures: Security system is possibly original. The equipment is there. It is electrified. Not under a service contract. Fireplace is gas. Kitchen cooktop is gas and oven is electric (dual fuel)

Complex & Association Information

Complex Name: Riverwalk Commons Condominium (55+)

Units in Complex: 45 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$685 Monthly

Assoc. Fee Inclds: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails, Refuse Removal, Reserve Funds

Special Assessments: Yes - \$30,000 - The seller will be paying off the entire special assessment and providing a clear 6D certificate. Assessment was for new roof, new exterior paint, deck resurfacing and a new side entrance garage door.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16'2"X17	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Main Level, Open Floor Plan
Dining Room:	1	12'1"X13'10	Flooring - Hardwood, Main Level, Wainscoting
Family Room:	2	25'10X19'1"	Flooring - Wall to Wall Carpet
Kitchen:	1	11'1"X17'11	Flooring - Wood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Main Bedroom:	1	11'10X22'9"	Ceiling - Cathedral, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Main Level
Bedroom 2:	2	13'3X19'1"	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1	9'2"X9'2"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting, Lighting - Pendant
Bath 2:	2	8'11"X6'6"	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Pendant
Bath 3:	1	4'9"X5'3"	Bathroom - Half
Laundry:	1	6'5"X7'2"	Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Electric, Dryer Hookup - Gas
Home Office:	2	12X7'8"	Flooring - Laminate, Window(s) - Bay/Bow/Box

Features

Area Amenities: Public Transportation, Tennis Court, Park, Walk/Jog Trails
Appliances: Dishwasher, Microwave, Refrigerator, Washer, Dryer
Basement: Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement, Exterior Access
Beach: No
Construction: Frame
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements
Electric Features: Circuit Breakers, 200 Amps
Energy Features: Storm Doors
Exterior: Wood
Exterior Features: Deck - Composite, Gutters, Professional Landscaping
Flooring: Wall to Wall Carpet, Laminate, Hardwood
Hot Water: Natural Gas
Insulation Features: Fiberglass
Interior Features: Security System, Cable Available, Finish - Sheetrock, Internet Available - Broadband, Internet Available - Fiber-Optic
Management: Professional - Off Site
Pets Allowed: Yes
Restrictions: Adult Community
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Sewage District: WWS
Terms: Contract for Deed
Utility Connections: for Gas Range, for Gas Oven, for Gas Dryer
Waterfront: No
Water View: Yes Pond

Other Property Info

Adult Community: Yes
Disclosure Declaration: Yes
Exclusions: All personal property not permanently affixed to the property.
Green Certified: Unknown
Lead Paint: None
UFFI: Unknown Warranty Features:
Year Built/Converted: 2004
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:00020 B:00006 L:00036
Assessed: \$646,800
Tax: \$8,984 Tax Year: 2023
Book: 39504 Page: 142
Cert: 000000076600
Zoning Code: RES CONDO
Map: 20 Block: 6 Lot: 36

Compensation

Sub-Agent: Not Offered Buyer Agent: 2.0
Facilitator: 2.0
Compensation Based On: Net Sale Price

Office/Agent Information

Listing Office: Real Broker MA, LLC (855) 450-0442

Listing Agent: Michael Mahoney (617) 615-9435

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell, ER w/Var.Rate Comm.

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Schedule with ShowingTime or Call 888-627-2775

Showing: Facilitator: Schedule with ShowingTime or Call 888-627-2775

Special Showing Instructions: All appointments the 1st weekend will be via open houses.

Firm Remarks

Agents: See more photos now @ <https://rosecourtway.propertyflyer.com/>

Market Information

Listing Date: 2/20/2024

Days on Market: Property has been on the market for a total of 1 day(s)

Expiration Date:

Original Price: \$749,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 1 day(s)

Office Market Time: Office has listed this property for 1 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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