

**MLS # 73243575 - New
Condo - Townhouse**



**6 Riverwalk Ln - Unit 6
Walpole, MA 02032
Norfolk County**

List Price: **\$809,000**

Unit Placement: **Street**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **2**

Grade School: **WES**

Bathrooms: **2f 1h**

Middle School: **WMS**

Main Bath: **Yes**

High School: **WHS**

Fireplaces: **1**

Outdoor Space Available: **Yes -
Common**

Approx. Acres: **0 (1 SqFt)**

Handicap Access/Features: **Yes**

Directions: **Washington Street to Riverwalk Lane near East Walpole Post Office.**

Stay tuned. More pics coming soon. Open House Saturday & Sunday 11-1 PM. For the first time on the public market, we present an original owner Kingfisher Model (the largest floor plan) at Riverwalk Commons, a 55+ restricted townhome complex in East Walpole. This unit features 2 bedrooms, 2.5 bathrooms, and a spectacular great room with an attached four-season sunroom that opens to a private deck. The first floor includes the primary bedroom and an en-suite bathroom with a roll-in shower. Residents will appreciate the easy access to local amenities, such as the Trustee's Bird Park. The property also boasts a two-car garage. Recent upgrades include new windows, a new roof, and new gutters and downspouts. Offers if any should be tendered by Monday at 3 PM. Offers will be reviewed on Tuesday at 3:00 PM. Please make offers good until Tuesday at 9:00 PM.

Property Information

Approx. Living Area Total: **2,783 SqFt (\$290.69/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Unit Floor Plan**

Approx. Above Grade: **2,783 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **2 Forced Air, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **4 Off-Street**

Garage Spaces: **2 Attached, Garage Door Opener, Deeded**

Disclosures: **55+ Plus Condo complex. Roof (<1year), New Gutters and Downspouts, 3 new window sets on 1st floor facing driveway.**

Power Production

Power Production Type:

Annual Power Production:

Power Production Install Year:

Power Production Capacity:

Complex & Association Information

Complex Name: **Riverwalk Commons
Condominium (55+)**

Units in Complex: **45** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$675**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1	12X13'9"	Flooring - Hardwood, Main Level, Recessed Lighting, Crown Molding
Family Room:	1		-
Kitchen:	1	12'6"X13	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Recessed Lighting
Main Bedroom:	1	12'5X16'9	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Closet - Double
Bedroom 2:	2	12'5X14'5	-
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Handicap Accessible, Main Level, Double Vanity
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 3:	2		Bathroom - Full
Laundry:	1		-

Den:	1	12'5X11'1	Flooring - Hardwood, French Doors, Main Level, Recessed Lighting
Great Room:		15'8"X20'7	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Main Level, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting
Sun Room:	1		Ceiling - Vaulted, Flooring - Stone/Ceramic Tile, Balcony / Deck, Main Level, Recessed Lighting

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Highway Access**

Appliances: **Range, Disposal, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, Certificate of Insurance**

Electric Features: **Circuit Breakers, 200 Amps**

Energy Features: **Storm Windows**

Exterior: **Clapboard, Wood**

Exterior Features: **Deck, Deck - Vinyl, Deck - Composite**

Flooring: **Wood, Wall to Wall Carpet**

Handicap Amenities: **Roll-in Shower**

Hot Water: **Natural Gas**

Interior Features: **Cable Available, Finish - Sheetrock, Internet Available - Fiber-Optic**

Management: **Professional - Off Site, Owner Association**

Pets Allowed: **Yes w/ Restrictions Breed Limitations (See Remarks), Other (See Remarks)**

Restrictions: **Adult Community, RV/Boat/Trailer**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Sewage District: **WWSD**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Gas Dryer**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **Yes**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **North**

Lead Paint: **None**

UFFI: Warranty Features:

Year Built/Converted: **2004**

Year Built Source: **Owner**

Year Built Desc: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:00020 B:00006 L:00002**

Assessed: **\$590,300**

Tax: **\$7,804** Tax Year: **2024**

Book: **21947** Page: **116**

Cert:

Zoning Code: **RES-Condo**

Map: **20** Block: **6** Lot: **2**

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**  (617) 615-9435

Listing Agent: **Michael Mahoney**  (617) 615-9435

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/Var.Rate Comm.**

Entry Only: **No**

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

Showing: Buyer-Agent: **Accompanied Showings, Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator: **Accompanied Showings, Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions: **Will need some notice to show. 1st Showings will be at the open houses.**

Firm Remarks

Offers if any should be tendered by Monday at 3 PM. Offers will be reviewed on Tuesday at 3:00 PM. Please make offers good until Tuesday at 9:00 PM.Offers should me emailed to mike@mmahoney.com

Market Information

Listing Date: **5/29/2024**

Days on Market: Property has been on the market for a total of **3** day(s)

Expiration Date:

Original Price: **\$809,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

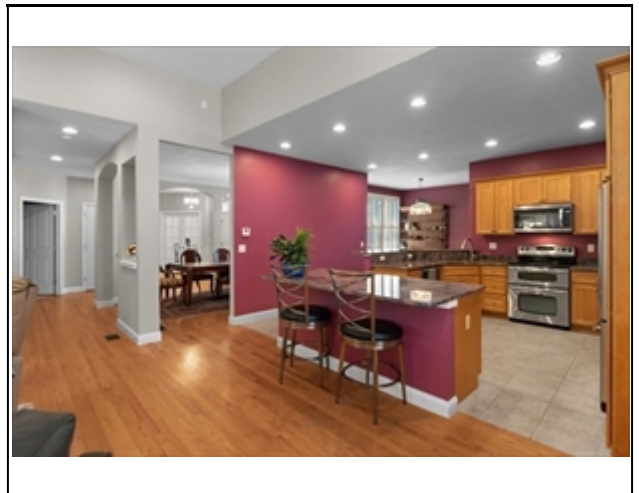
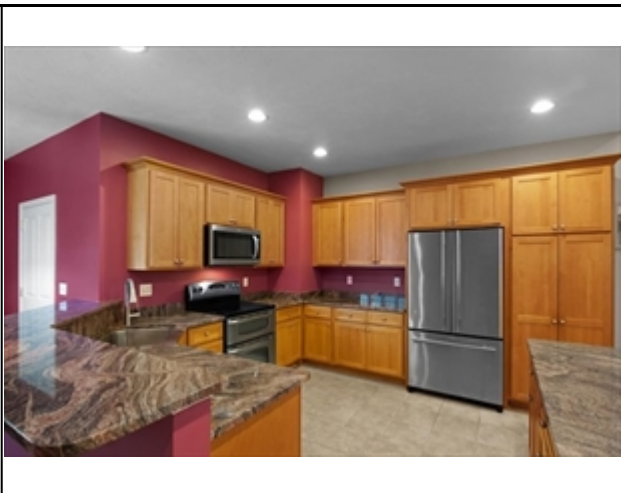
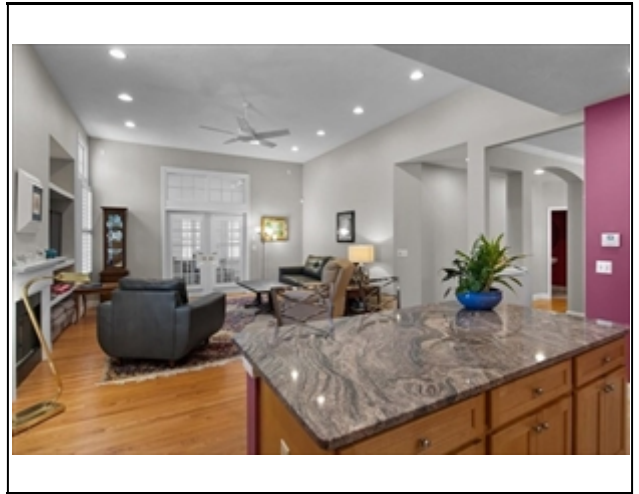
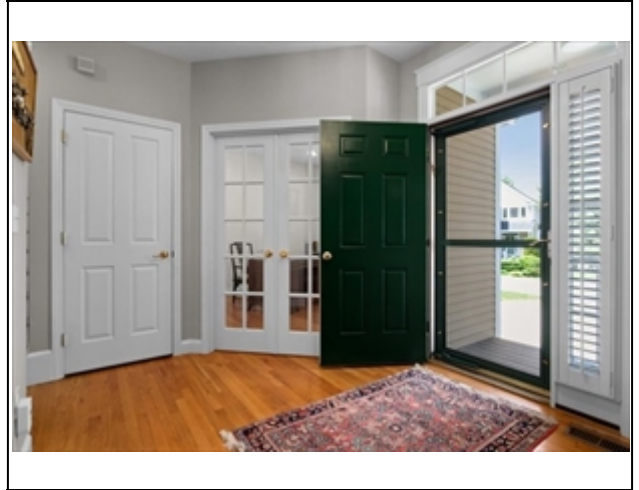
Cash Paid for Upgrades:

Seller Concessions at Closing:

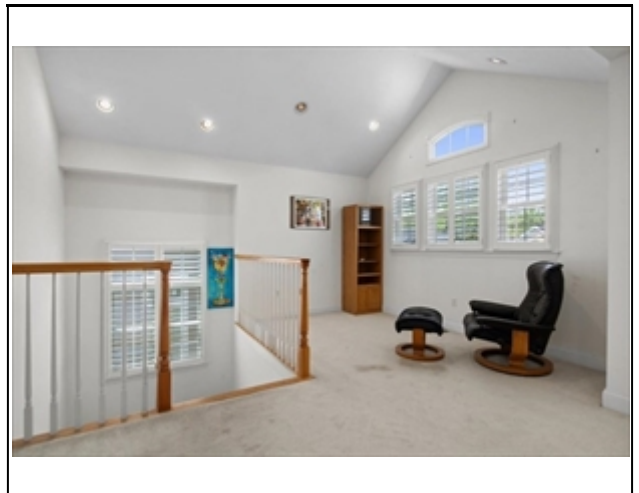
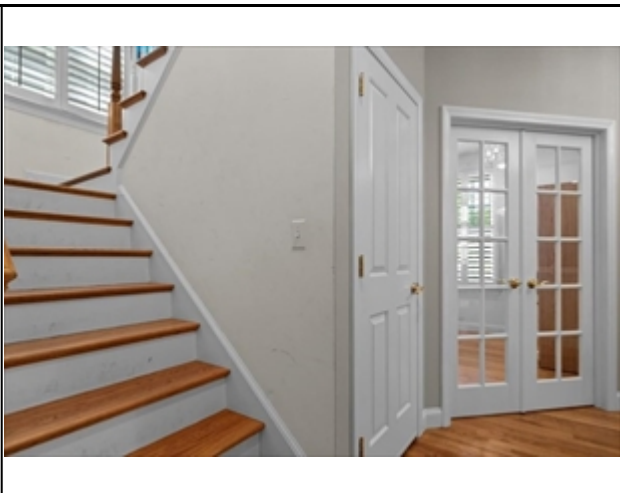
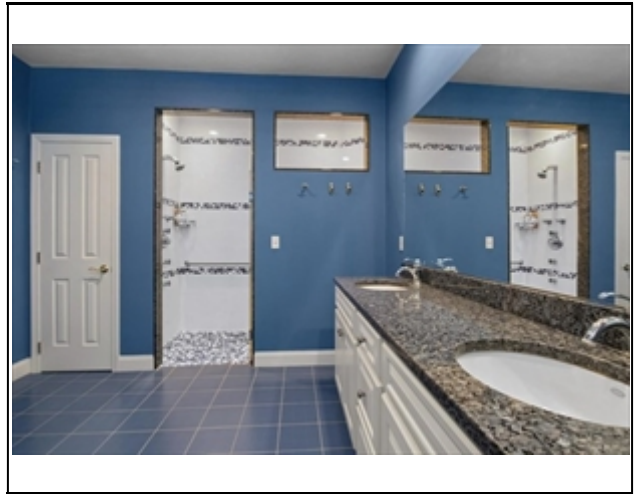
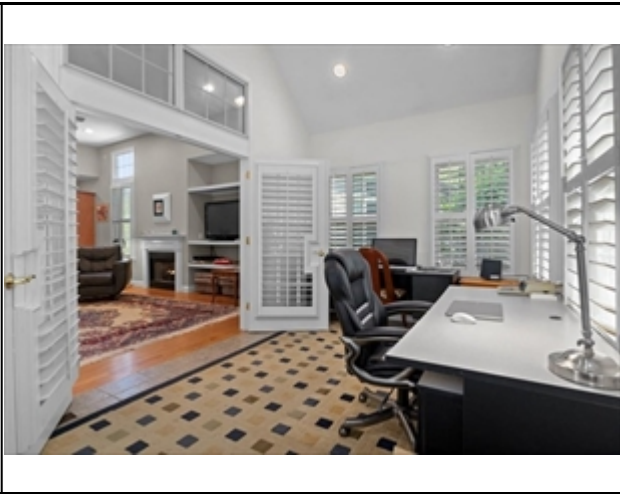
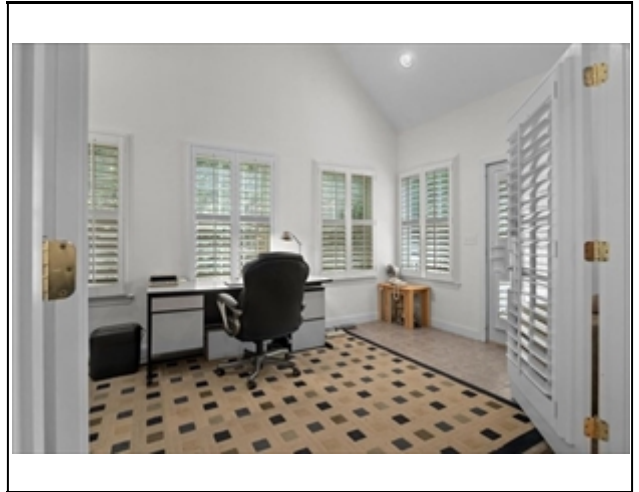
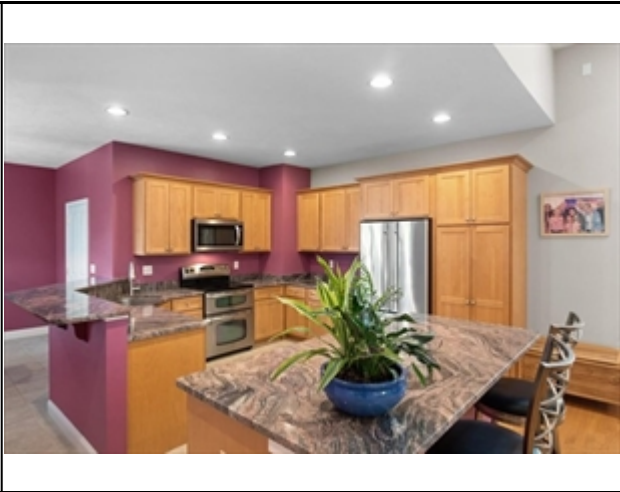
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Condominium - Condo
List Price: \$809,000



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