



**MLS # 71360067 - Price Changed
Condo - Townhouse**

26 Greenridge Lane - Unit 26
Lincoln, MA 01773-3820
Middlesex County
 Unit Placement: **End**
 Unit Level: **1**
 Grade School: **LINCOLN**
 Middle School: **LINCOLN**
 High School: **Lincoln/Sudbury**
 Outdoor Space Avail: **Yes - Private**
 Handicap Access/Features: **Unknown**
 Directions: **Lincoln Road to Ridge Road (@ Mobil), Left to Greenridge Lane, Right at #26 and left at Driveway**

List Price: **\$434,900**
 Total Rooms: **6**
 Bedrooms: **3**
 Bathrooms: **2f 1h**
 Master Bath: **Yes**
 Fireplaces: **2**

Remarks

NEW LOWER PRICE-SUMMER SPECIAL!!! COMMUTER'S DREAM. Modern, Immaculate, 1st-Class Lincoln Townhouse. End Unit. Majestic/Tranquil, wooded surroundings. Walking distance to "T" and shops. Granite Kitchen w/Island, Sub-Zero Frig., Jenn-Air D/D Electronic Range, Pantry. Exquisite, spacious living on 3 levels. Sunken Living room with gorgeous fireplace, pellet stove and transom windows. Abundant closets. Private Garage. Spacious bedrooms w/skylights, Full size Laundry room and more.

Property Information

Approx. Living Area: 1930 sq. ft. (\$225.34/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Attached, Under, Garage Door Opener, Storage, Deeded, Insulated
Living Area Includes:	Heat Zones: 1 Central Heat, Forced Air, Heat Pump, Electric, Unit Control	Parking Spaces: 2 Off-Street, Deeded, Guest, Paved Driveway
Living Area Source: Master Deed	Cool Zones: 1 Central Air, Individual, Unit Control	Levels in Unit: 3
Living Area Disclosures: Includes 1st floor slab w/garage per Master Deed		

Complex & Association Information

Complex Name: Greenridge at Lincoln Station Condominiu	Units in Complex: 25 Complete: Yes	Units Owner Occupied: 24 Source: Trustees
Association: Yes Fee: \$544 Monthly	Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails, Refuse Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12x17	Fireplace, Wood / Coal / Pellet Stove, Flooring - Hardwood, Main Level, Cable Hookup, High Speed Internet Hookup, Sunken
Dining Room:	2	13x9	Flooring - Hardwood, Balcony / Deck, Balcony - Exterior, Main Level, Slider
Kitchen:	2	16x9	Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Deck - Exterior, Exterior Access, Slider
Master Bedroom:	3	13x17	Bathroom - Full, Skylight, Ceiling - Cathedral, Closet - Linen, Closet, Flooring - Hardwood, Cable Hookup
Bedroom 2:	3	16x12	Skylight, Closet, Flooring - Hardwood
Bedroom 3:	1	14x12	Bathroom - Full, Closet, Flooring - Hardwood, Deck - Exterior, Slider
Bath 1:	3	9x5	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	2	4x4	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	1	8x5	Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1	10x6	--
Foyer:		11x6	Flooring - Hardwood
Entry Hall:	1		--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Conservation Area, T-Station**
 Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Freezer, Washer, Dryer**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **Yes , Full, Finished, Garage Access, Concrete Floor, Slab**
 Beach: **No**
 Construction: **Frame**
 Docs in Hand: **Master Deed, Unit Deed, Management Association Bylaws, Other (See Remarks)**
 Electric Features: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck, Deck - Wood, Patio, Balcony, Gutters, Professional Landscaping**
 Flooring: **Hardwood**
 Hot Water: **Electric, Tank**
 Insulation Features: **Full, Fiberglass**
 Interior Features: **Cable Available, Intercom, Walk-up Attic**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Other (See Remarks)**
 Water Utilities: **City/Town Water**
 Sewage District: **Assoc**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Private septic for entire complex - common utility included in condo fees.**
 Elevator: **No**
 Exclusions: **Personal Property**
 Facing Direction: **South**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built/Converted: **1981/**
 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 #: **104-2-11**
 Assessed: **\$348,800**
 Tax: **\$4816.93** Tax Year: **2012**
 Book: **113** Page: **52**
 Cert: **159628**
 Zoning Code: **R1**
 Map: **104** Block: **2** Lot: **11**