



Exterior - Front

**MLS # 73230957 - New
Condo - Townhouse**

**140 Heritage Dr - Unit 140
Tewksbury, MA 01876
Middlesex County**

List Price: **\$479,900**

Unit Placement: **Street, Middle**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School: **North Street**

Bathrooms: **1f 1h**

Middle School: **John F. Ryan**

Main Bath: **No**

High School: **TMHS**

Fireplaces: **1**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features: **No**

Directions: **Main Street (Rt.38) to Pleasant Street, Left on Heritage Drive (Roper Estates).**

Remarks

Beautiful unit at Roper Estates in Tewksbury offers serene surroundings and recent updates including fresh paint, stainless steel appliances, vinyl flooring, and electrical enhancements. The open kitchen/dining area leads to a spacious deck overlooking the landscaped common area. The living room is perfect for gatherings with recessed lighting, bay window, and a fireplace. The master bedroom features a cathedral ceiling and direct access to the full bath with ample closet space. The second bedroom offers double closets, and there's a bonus loft for a home office or playroom. The lower level includes a walk-out basement with a garage, utility room, and bonus exercise room. Enjoy gas heat, central A/C, and town utilities. The complex offers an in-ground pool, tennis court, clubhouse, and duck pond. Conveniently located near schools, shopping, and highways. Dogs, cats and birds allowed per Rules & Regs. Open House Sat/Sun 2-4.

Property Information

Approx. Living Area Total: **1,320 SqFt (\$363.56/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,320 SqFt** Approx. Below Grade: Levels in Unit: **3**
 Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**
 Parking Spaces: **1 Off-Street, Exclusive Parking** Garage Spaces: **1 Attached, Under**
 Disclosures: **Updates: 2023/4 - Exterior Painted inc/Deck, Electric Car Charger, Bath Remodel 2nd Floor, Water Heater; 2022 - Roof; 2020-2021 - Vinyl Flooring Throughout, All New Kitchen SS Appliances, 1st floor Bath Remodel, Updated Lighting; 2023 Utility Costs: Gas \$724.67; Electric \$1,172.62; Water/sewer-\$22**

Complex & Association Information

Complex Name: **Roper Estate** Units in Complex: **156** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$288 Monthly**
 Assoc. Fee Incls: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Walking/Jogging Trails, Refuse Removal, Clubhouse, Reserve Funds, Management Fee, Additional Parking Space**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18'6"X14'6"	Fireplace, Flooring - Stone/Ceramic Tile, Flooring - Vinyl, Window(s) - Bay/Bow/Box, Recessed Lighting
Dining Room:	1	8'7"X14'11"	Flooring - Vinyl, Main Level, Deck - Exterior, Exterior Access, Lighting - Overhead
Kitchen:	1	9'11"X9'1"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Stainless Steel Appliances, Gas Stove, Peninsula, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	15'1"X14'3"	Skylight, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Vinyl, Lighting - Overhead
Bedroom 2:	2	17'1"X10'6"	Closet, Flooring - Vinyl
Bath 1:	1	9'1"X5'2"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Washer Hookup, Lighting - Pendant, Lighting - Overhead
Bath 2:	2	9'10"X4'11"	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Lighting - Pendant, Lighting - Overhead
Loft:	3	18'6"X9'10"	Skylight, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Exercise Room:	B	7'1"X10'3"	Exterior Access, Lighting - Overhead

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, 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, Water Treatment**

Other Property Info

Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Laundry Features: **In Unit**

Association Pool: **Yes Inground**
Basement: **Yes Partially Finished, Walk Out, Interior Access, Garage Access, Unfinished Basement, Exterior Access**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **Circuit Breakers, 100 Amps, EV Charging Station**
Energy Features: **Insulated Windows**
Exterior: **Shingles**
Exterior Features: **Deck, Professional Landscaping, Tennis Court**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Full**
Interior Features: **Cable Available, Internet Available - Fiber-Optic**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Firm Remarks

Condo Docs are on property website under Documents: 140HeritageDr.com; Seller's preferred closing date is 6/6. Offer Instructions attached to MLS.

Lead Paint: **Unknown**
UFFI: Warranty Features: **Unknown**
Year Built/Converted: **1985**
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: **\$429,900**
Tax: **\$5,756.36** Tax Year: **2024**
Book: **33617** Page: **230**
Cert:
Zoning Code: **MFD**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

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