



**MLS # 71030148 - New
Condo - Garden**

21 West St - Unit A1
Randolph, MA 02368-4019
Norfolk County
 Total Rooms: **4**
 Full/Half/Master Baths: **1/0/No**
 Unit Placement: **Ground**
 Grade School:
 High School:
 Directions: **North Main (Route 28) to West**

List Price: **\$84,900**

Bedrooms: **2**
 Fireplaces: **0**
 Unit Level: **1**
 Middle School:

Remarks

****** OWNERSHIP versus RENTING***** Here's your best opportunity to own your own place AND take advantage of \$8,000 tax credit for first time homebuyer (or \$6,500 existing homeowner). Two bedroom unit on ground level SUPER access to shopping, town services, places of worship, schools, highways. Bank owned unit, needs sprucing. All non-cash offers must have Bank of America pre-approval with submission of "offer" - no exceptions. Please allow 3 days for Seller response.**

Property Information

Approx. Living Area: **1040 sq. ft. (\$81.63/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**
 Living Area Includes: Heat Zones: **1 Electric Baseboard** Parking Spaces: **1 Off-Street**
 Living Area Source: **Field Card** Cool Zones: **0 Window AC** # of Living Levels: **1**
 Living Area Disclosures:

Complex & Association Information

Complex Name: **Westminster Arms** Units in Complex: **12** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$270** Fee Includes: **Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		--
Kitchen:	1		--
Master Bedroom:	1		--
Bedroom 2:	1		--
Bath 1:	1		--

Features

Area Amenities: **Public Transportation, Shopping**
 Association Pool: **No**
 Basement: **Yes**
 Beach: **No**
 Construction: **Brick**
 Exterior: **Wood, Brick**
 Exterior Features: **Patio**
 Management: **Professional - Off Site**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **no warranty for appliances selling with this unit, no window ac units in place**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built/Converted: **1983/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **M:46 B:A L:022A-1**
 Assessed: **\$166,300**
 Tax: **\$2065** Tax Year: **2009**
 Book: **19755** Page: **325**
 Cert:
 Zoning Code: **A**
 Map: **46** Block: **A** Lot: **22-A-1**

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