



Exterior - Front

Condo - Mid-Rise

**183 Oak Street - Unit 206
Newton, MA: Newton Upper Falls, 02464
Middlesex County**

List Price: **\$780,000**

Unit Placement: **Upper**
Unit Level: **2**
Grade School: **Countryside**
Middle School: **Brown**
High School: **Newton South**
Outdoor Space Available:
Handicap Access/Features:

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Directions: **On the corner of Needham Street and Oak Street**

Remarks

Move right in! Gorgeous 2019 renovation of this sunny 2-bedroom, 2-bath unit, in an elevator building. The kitchen boasts granite countertops, stainless steel appliances, and peninsular seating, opening into the spacious dining and living areas. The primary bedroom features ample closet space and an ensuite bath. The second bedroom is adjacent to another full bath. There is also in-unit laundry and a large walk-in. Two garage spaces and extra storage are also included. Complex amenities include; a welcoming lobby, sauna-equipped locker rooms, a gym, an indoor pool, library, and guest parking. On-site management ensures smooth building operations. Enjoy beautiful views of the Charles River walking paths, easily accessible for leisure activities. Located near shops, restaurants, and public transportation, with 128, 90, and the Mass Pike nearby, this property offers ultimate convenience and accessibility. A must-see property!

Property Information

Approx. Living Area Total: **1,253 SqFt (\$622.51/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Field Card**
Approx. Above Grade: **1,253 SqFt** Approx. Below Grade:
Living Area Disclosures: Levels in Unit: **1**

Heat Zones: **1 Heat Pump, Electric** Cool Zones: **1 Central Air**
Parking Spaces: **0 Paved Driveway** Garage Spaces: **2 Under, Garage Door Opener**
Disclosures: **Parking spots are #88 and #24. Additional storage is Storage room #5 space #62.**

Complex & Association Information

Complex Name: **Village Falls Condominium** Units in Complex: **123** Complete: Units Owner Occupied: Source:
Yes **Management**
Association: **Yes** Fee: **\$736.85 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X16	Flooring - Laminate
Kitchen:	1	13X8	Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances, Lighting - Pendant
Main Bedroom:	1	15X11	Bathroom - Full, Closet, Flooring - Laminate
Bedroom 2:	1	11X11	Closet, Flooring - Laminate
Bedroom 4:			Flooring - Laminate
Bath 1:	1		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**
Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**
Association Pool: **Yes Indoor**
Assoc. Security: **Intercom**
Basement:
Beach: **No**
Construction: **Brick**
Docs in Hand: **Master Deed, Rules & Regs**
Exterior: **Brick**
Interior Features: **Intercom**
Management: **Professional - On Site, Owner Association**
Pets Allowed: **No**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions:
Green Certified: **No**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1988**
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: **\$670,800**

Water View: **No**

Tax: **\$6,547** Tax Year: **2024**

Book: **51049** Page: **0006BP**

Cert:

Zoning Code: **BU2**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Newton**  (617) 969-2447

Listing Agent: **Carol Vaghar**  (617) 669-4132

Team Member(s): **Cyrus Vaghar**  (617) 823-2556

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Please call or group text Carol and Cyrus to show.**

Market Information

Listing Date: **4/24/2024**

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

Expiration Date:

Original Price:

Off Market Date:

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

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

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Condominium - Condo
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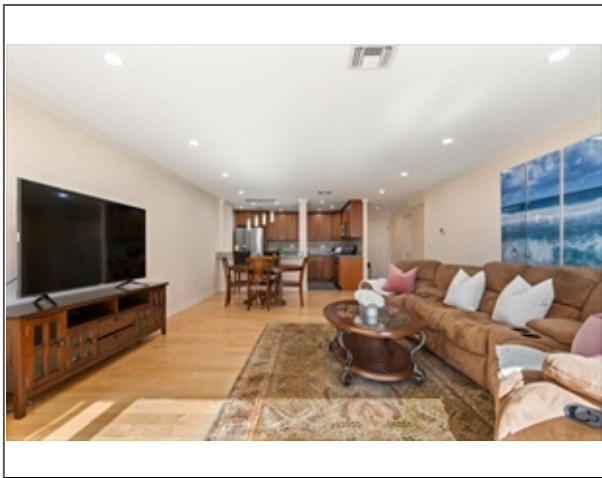
183 Oak Street U:206, Newton, MA: Newton Upper Falls, 02464



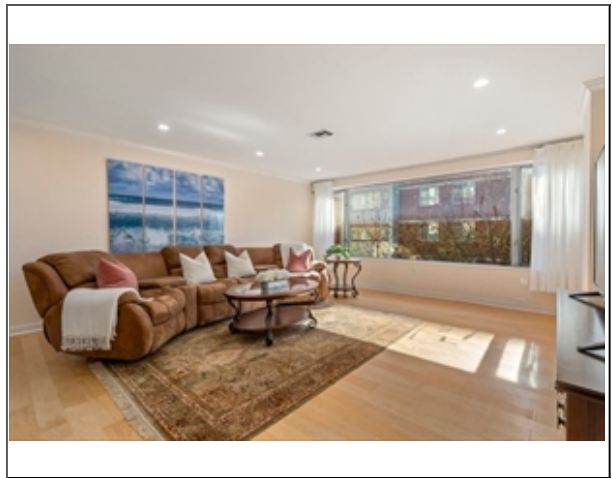
Exterior - Front



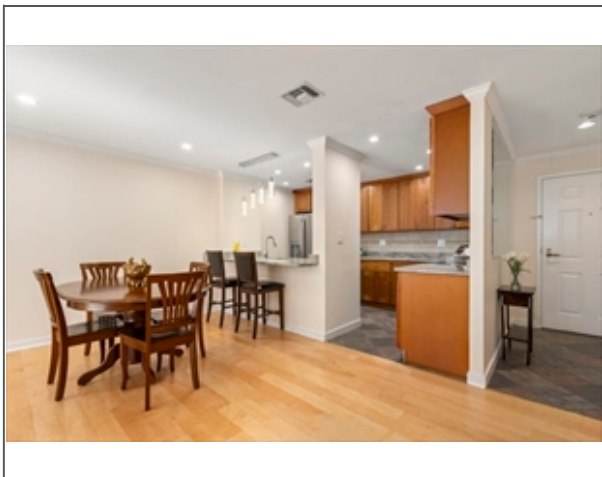
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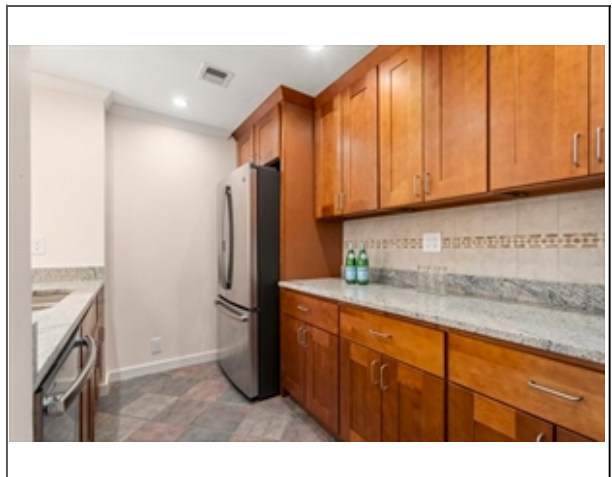
Living/Dining Room Combo



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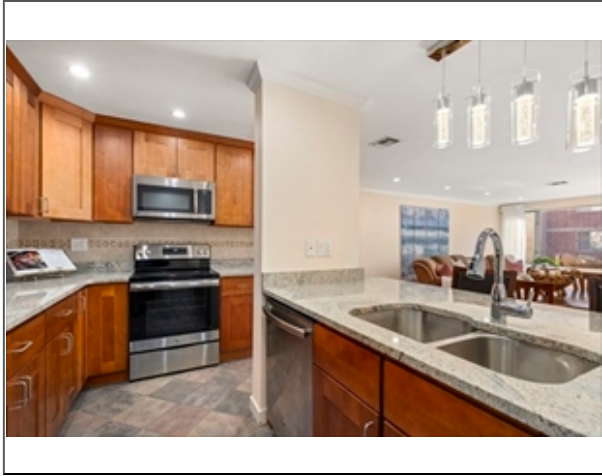


Kitchen

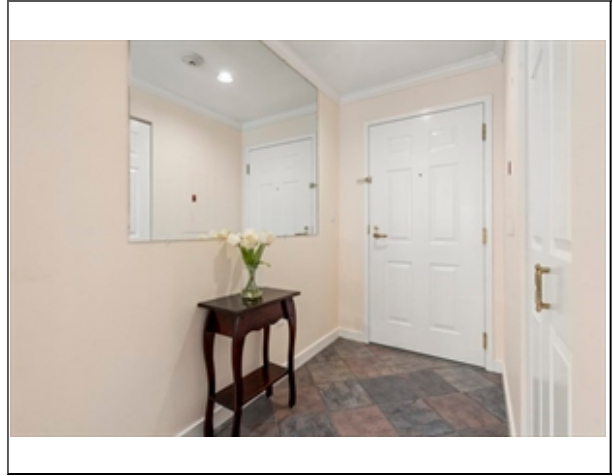
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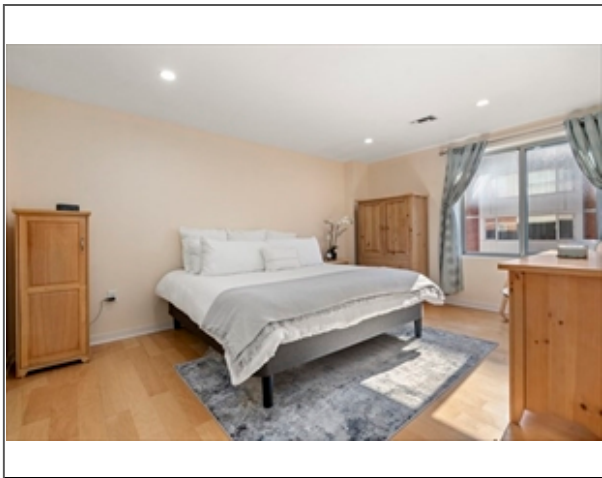
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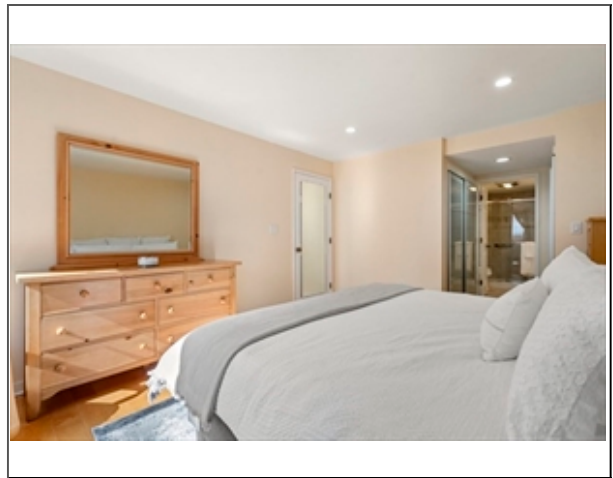
Kitchen



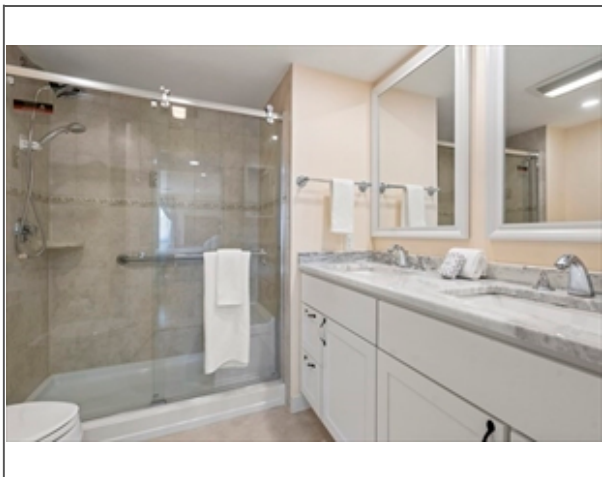
Entry Hall



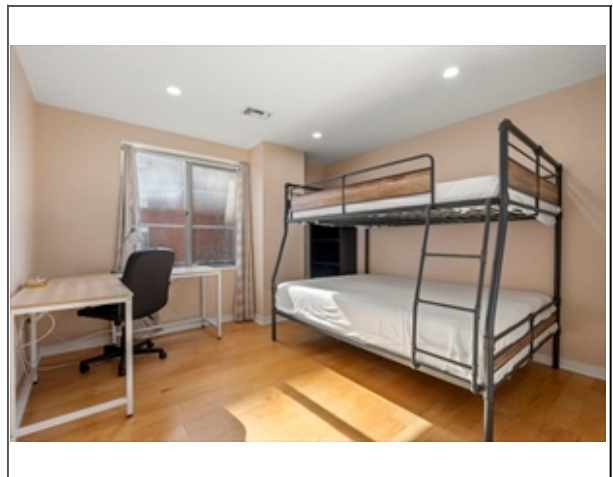
Bedroom - Main



Bedroom - Main



Bathroom

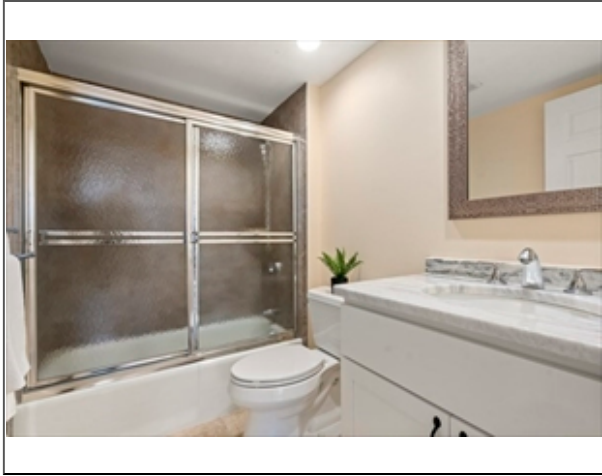


Bedroom

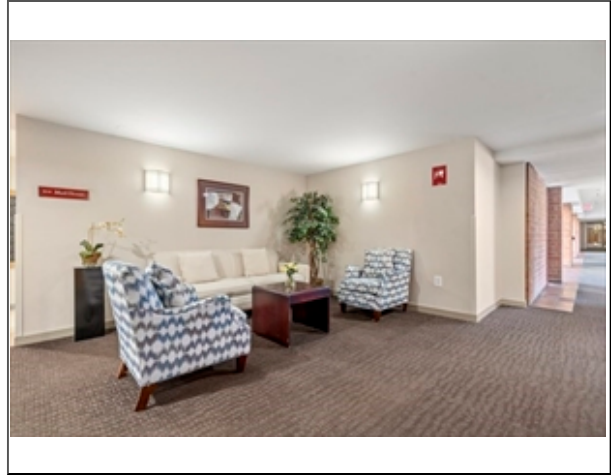
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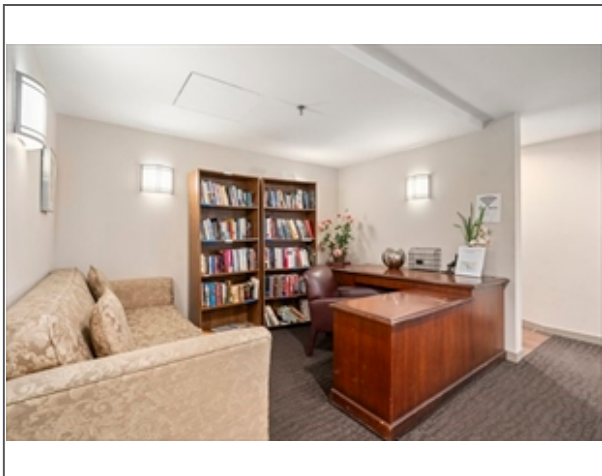
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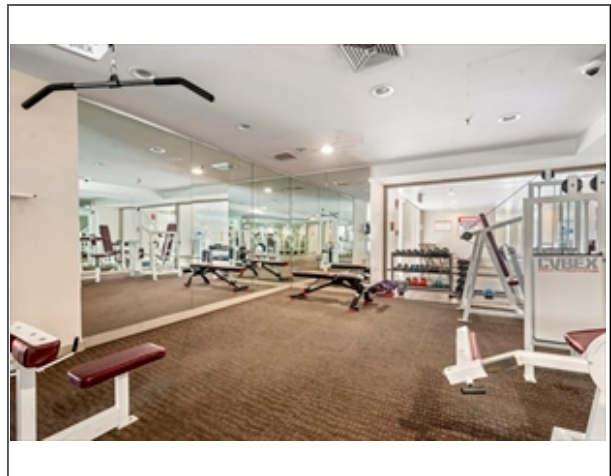
Bathroom



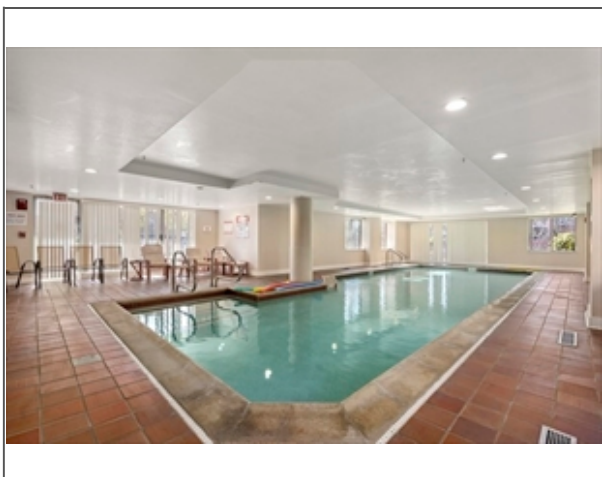
Foyer



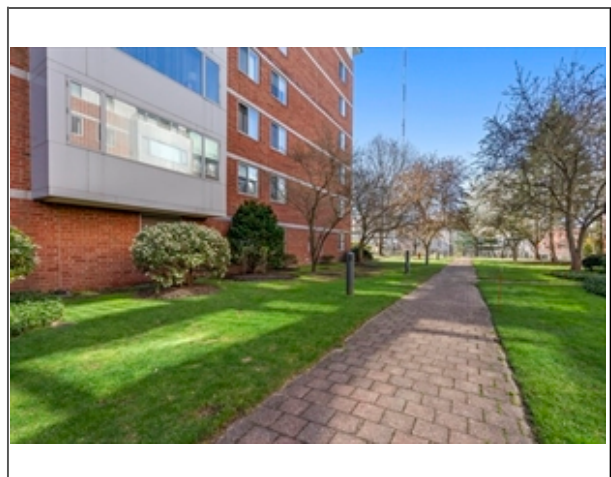
Library



Exercise Room



Swimming Pool



Exterior - Back

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