



**MLS # 72818825 - New  
Single Family - Detached**

**15 Hammock Ct  
Dracut, MA 01826  
Middlesex County**  
Style: **Colonial**  
Color: **yellow**  
Grade School: **Englesby**  
Middle School: **Justus C.**  
High School: **DHS**  
Handicap Access/Features:  
Directions: **Lakeview to Hypine to Hammock**

List Price: **\$399,000**  
Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1f 1h**  
Master Bath:  
Fireplaces: **0**

**Remarks**

**MOVE RIGHT IN** to this wonderfully maintained colonial in a sought after neighborhood in Dracut! This 2 Bedroom 1.5 Bathroom Colonial sits on a private cul de sac. Walk right in to a spacious 1st floor with a large living room, a dining room and a beautiful kitchen with recessed lighting. Half bath off the kitchen. Enjoy sunsets while sitting on the newly installed deck in the back yard! The 2nd floor features a master bedroom with walk in closet, an additional bedroom and a good sized bathroom. The basement Features 500 sqft of living space. Newer roof, new deck and new A/C system. New Shed in backyard. A must see! Showings Saturday 4/24 and Sunday 4/25 10am-4pm. Email list agent to book showing.

**Property Information**

Approx. Living Area: **1,700 Sq. Ft.**  
Living Area Includes:  
Living Area Source: **Other**  
Living Area Disclosures: **Living area includes finished basement**  
Disclosures: **HOA includes snow removal on street and public landscape**

Approx. Acres: **0.12 (5,033 Sq. Ft.)**  
Heat Zones: **1 Forced Air, Gas**  
Cool Zones: **1 Central Air**

Garage Spaces: **0**  
Parking Spaces: **2 Off-Street**  
Approx. Street Frontage:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1		-
Kitchen:	1		Recessed Lighting
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	B		-
Bonus Room:	B		-

**Features**

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator**  
Area Amenities: **Public Transportation, Shopping, Park, Public School**  
Basement: **Yes Finished**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Deck - Wood, Fenced Yard**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Lot Description: **Paved Drive**  
Road Type: **Private**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range, for Electric Dryer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn: **Yes** HOA Fee: **\$50 Monthly**  
HOA Mandatory: **Yes**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1990** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:26 B:53 L:31**  
Assessed: **\$261,400**  
Tax: **\$3,401** Tax Year: **2021**  
Book: **30666** Page: **156**  
Cert: **000000056979**  
Zoning Code: **R1**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **FICO Realty Group (781) 272-4073**  
Listing Agent: **Justin Fico (781) 835-6962**  
Team Member(s):  
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: **Email List Agent**  
Showing: Facilitator: **Email List Agent**  
Special Showing Instructions: **Showings Saturday (4/24) and Sunday (4/25) 10am-4pm. Email List agent to book a showing.**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2.0**  
Facilitator: **1.0**  
Compensation Based On: **Net Sale Price**

**Firm Remarks**

**Showings only, email list agent to book showing. Please adhere to COVID protocols. TAKE OFF SHOES BEFORE ENTERING HOME! Offers to be submitted by Tuesday 4/27 at 12pm.**

**Market Information**

Listing Date: **4/22/2021**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$399,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing: