

# Community Living at Its Best! Mosaic Commons Cohousing Berlin, Massachusetts



## 3 Bedroom Townhouse \$397,000

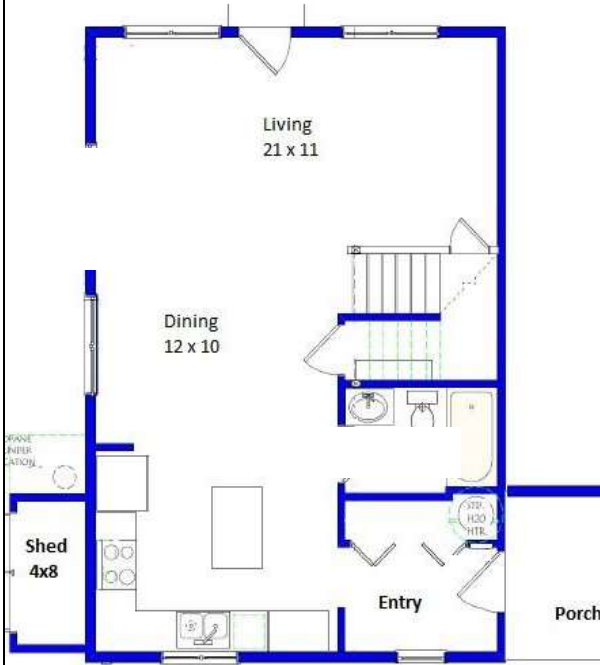

The original owners are offering for sale this 3-story condominium townhome with three bedrooms, two full baths, 1,400 square feet on two floors plus a walk-up attic. First occupied in May 2009, this home is an end unit.

The first floor features an open concept living space. The second-floor master bedroom features two generous walk-in closets with modular fittings. The attic feature skylights. Low VOC finishes were used throughout, and there is laminate and cork flooring, no carpets.

The price includes one carport spot (along with uncovered parking).

More than just a house, this home is part of a cohousing community with a lot to offer. Living in the Mosaic Commons neighborhood of Sawyer Hill Ecovillage, you will enjoy the best of community living in your own home:

- The use of a large common house which supports a wide variety of activities including community dinners, games, music, dance, exercise, hobbies, and more.
- 25+ wooded acres in conservation among beautiful hills with orchards and horse farms nearby, yet with easy access to shopping and I-495 and I-290 highways.
- Sharing of resources among multiple households, whether in the common house, the garden, the hot tub, or elsewhere on the grounds builds community and reduces costs.
- Use of high quality, energy efficient construction materials, reducing costs for heating, cooling, and maintenance after move in, as well as a reduced impact on the environment.
- Bold, innovative designs that stand out for their aesthetic appeal and intelligent use of space.

<p style="text-align: center;"><b>First Floor</b></p> 	<p>Property Type Building Style Built Rooms Bedrooms Baths Living Sq. Ft.</p>	<p>Condo Triplex 2008 6 3 2 1400 SF</p>
<p style="text-align: center;"><b>Second Floor</b></p> 	<p>Exterior Roof Foundation Porch Parking Attic Basement</p> <p>Oven/Range Refrigerator Dishwasher Washer/Dryer</p> <p>Flooring</p> <p>Living Room Dining Room Kitchen Master Bedroom Bedroom 2 Bedroom 3</p> <p>Heat Hot Water Fire Suppression Water Sewer</p> <p>Schools</p> <p>Management</p> <p>Association Amenities</p> <p>Monthly HOA Fee 2020 Property Tax</p>	<p>Hardiplank Siding (blue) Asphalt Cement 6' x 40' (shared) 1 carport, 1 uncovered space walk-up none</p> <p>Included Included Included Hookups provided</p> <p>Laminate, cork</p> <p>21' x 11' 12' x 10' 10' x 10' 14' x 10' 10 1/2' x 11' 9 1/2' x 9 1/2'</p> <p>Electric baseboard Electric Sprinklers Association Well Association Septic</p> <p>Berlin Memorial Elementary Tahanto Regional Middle/High</p> <p>Resident Condo Association</p> <p>Common House with Great Room, Media Room, Exercise Room, Rec Room, Kids Room, Kitchen, and more. Gardens, Conservation Land with Trails, Playground, Hot Tub, Guest Parking</p> <p>\$744 \$4,837</p>