



22 Blackhawk Circle - Unit 22, Dracut, MA

*The*  
DEBBIE  
SPENCER  
GROUP

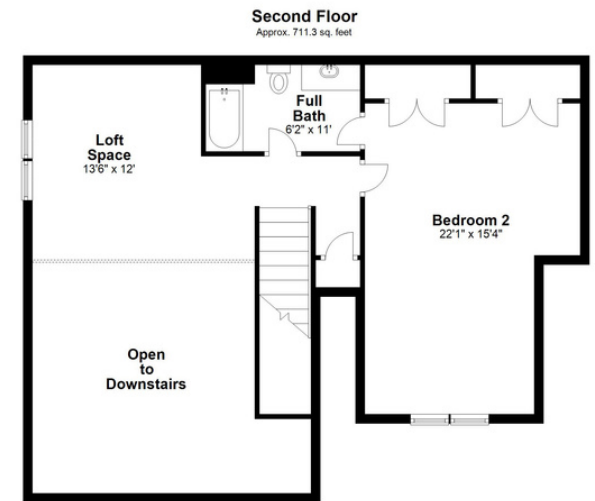
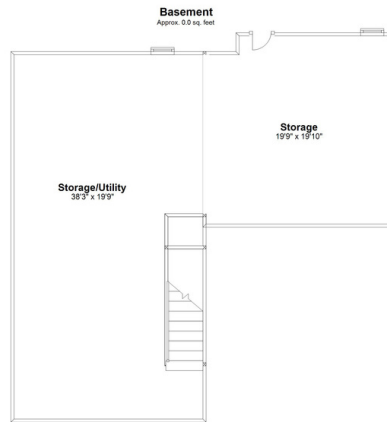
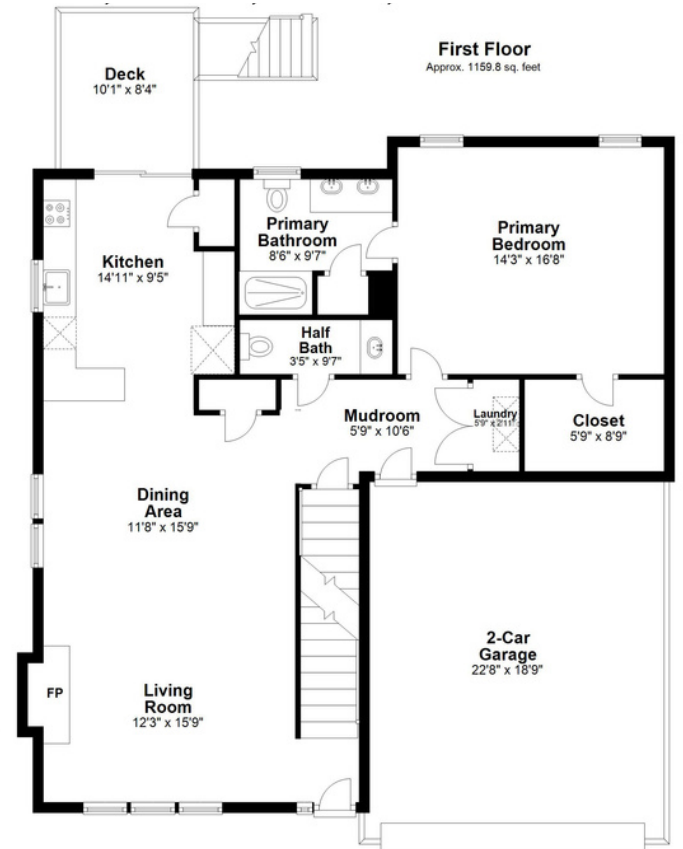
# 22 Blackhawk Circle, Unit 22 *Dracut, Massachusetts*

This gorgeous condo is nestled in a 55+ community at the end of the cul de sac, offering a serene and welcoming environment. The kitchen boasts granite counter tops, white cabinets and hardwood floors with an open floor plan to a dining area and living room with a cozy gas fireplace. Perfect for when having guests over. The spacious primary bedroom with ensuite and laundry finish up the main floor. The second floor offers a second bedroom, bathroom and loft space for an office or extra living space overlooking the living room below. Step outside to the back deck, your personal oasis where you can enjoy your coffee and listening to the birds as this unit abuts conservation land. Don't miss out on this gem!





# Floor Plans



## FLOOR PLAN CREATED BY Madore Photography

### Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# Presenting 22 Blackhawk Circle - Unit 22, Dracut, MA

## OVERVIEW

Style	Townhouse
Year Built	2016
Rooms	5
Bedrooms	2
Baths	2 Full, 1 Half
Living Area	1,926 Sq. Ft. - On 2 Finished Levels

## STRUCTURE

Exterior	Vinyl
Floors	Wood, Tile, Wall to Wall Carpet
Basement	Yes, Full, Walk Out
Garage	2-Car, Attached
Fireplace	1
Deck	Yes, Wood
HOA Fee	\$443 per Month
Fee Includes	Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal
Pets	Yes, With Restrictions

## SERVICES

Heat / Fuel	Forced Air, Gas
Heat Zones	2
Cooling	Central Air
Cool Zones	2
Electric	Circuit Breakers
Hot Water	Natural Gas, Tank
Water	Town
Sewage	Town

## FINANCIAL AND LEGAL

Zoning	Residential
Assessment	\$566,600
Taxes (2024)	\$5,921
Book / Page	30978 / 181

## DISCLOSURES

This is an estate sale. Executor of the estate has not lived in the home.

## AMENITIES

Range - Amana  
Refrigerator - Frigidaire  
Microwave - Whirlpool  
Dishwasher - Amana  
Washer - Yes  
Dryer - Yes, Gas  
Disposal - Yes  
Security System - Ring Camera



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Listed for \$575,000  
[www.DebbieSpencer.com](http://www.DebbieSpencer.com)



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