

**MLS # 73452218 - Expired
Condo - Garden, High-Rise**



**40 Village - Unit 1108
Middleton, MA 01949
Essex County**

List Price: **\$764,500**

Unit Placement: **Upper, Corner**

Total Rooms: **6**

Unit Level: **11**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features:

Directions: **Rt 1 south Danvers to Ferncroft Road to 40 Village Road.**

REVALUED! Great opportunity to own this rare 3 bedroom corner unit with panoramic views of the Ferncroft Country Club and the beautiful foliage blanketing the rolling hills. This home features over 2,000 sf of living space with 6 rooms 3 bedrooms and 2.5 baths. Every room has been painted and every light fixture, bath fixture has been replaced. Each bedroom along with the open concept style living room / dining room has access to the outdoor balcony. The kitchen includes a ton of cabinets, corian counters, stainless steel appliances, tile backsplash, tile flooring, dining area / breakfast nook with stunning views. Adjacent to the kitchen you will find the laundry room and convenient half bath. This beautiful home comes with 2 garage spaces G146 and G147 enabling easy access to and from the building. Condo fee includes all utilities along with a fitness center, function room, heated pool, 24 hour security, on site manager, +resident building superintendent OPEN 12/7 from 11to1

Property Information

Approx. Living Area Total: **2,134 SqFt (\$358.25/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **2,134 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **Forced Air, Gas, Electric**

Cool Zones: **Central Air**

Total Parking Spaces: **2 Off-Street, Assigned, Paved Driveway**

Garage Spaces: **2 Attached, Under, Garage Door Opener, Assigned**

Disclosures: **Ferncroft Tower is a smoke free building, no dogs are allowed**

Power Production

Power Production Type:

Annual Power Production:

Power Production Install Year:

Power Production Capacity:

Approximate Monthly Lease Payment: \$

Complex & Association Information

Complex Name: **Ferncroft Tower**

Units in Complex: **177** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,240 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Electric, Gas, Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom, Extra Storage, Refuse Removal, Air Conditioning, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Open Floor Plan, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Open Floor Plan, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Upgraded, Breakfast Bar / Nook, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior, Exterior Access, Slider
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Exterior Access, Closet - Double
Bedroom 3:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior, Cable Hookup, Exterior Access, Slider
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Main Level, Dryer Hookup - Electric, Washer Hookup
Foyer:	1		Flooring - Stone/Ceramic Tile, Open Floor Plan

Features

Area Amenities: **Shopping, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School**
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **Yes Inground, Heated**
Assoc. Security: **Private Guard**
Basement: **No**
Beach: **No**
Construction: **Frame, Brick, Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans**
Electric Features: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Balcony, Professional Landscaping**
Flooring: **Tile, Wall to Wall Carpet**
Hot Water: **Natural Gas**
Insulation Features: **Unknown**
Interior Features: **Security System, Cable Available, Elevator**
Management: **Professional - On Site, Professional - Off Site, Owner Association**
Pets Allowed: **Yes w/ Restrictions Cats**
Roof Material: **Rubber**
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

Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Southwest**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1977**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$567,800**
Tax: **\$6,751** Tax Year: **2025**
Book: **24340** Page: **357**
Cert:
Zoning Code: **IH**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Buckley Realty Group, Inc.**  (978) 532-7400
Listing Agent: **Michael Cotraro**  (978) 337-6355
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent, Appointment Required**
Showing: Facilitator: **Call List Agent, Appointment Required**
Special Showing Instructions: **Call or Text Mike at 978 337 6355 or mike@teamcotraro.com Easy to show**

Market Information

Listing Date: **11/6/2025**
Days on Market: Property has been on the market for a total of **65** day(s)
Expiration Date: **2/6/2026**
Original Price: **\$774,500**
Off Market Date: **2/6/2026**
Sale Date:
Listing Market Time: MLS# has been on for **65** day(s)
Office Market Time: Office has listed this property for **65** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 40 Village U:1108, Middleton, MA 01949

MLS #	Date			DOM	DTO	Price
73452218	11/6/2025	Listed for \$774,500	Michael Cotraro			\$774,500
	12/4/2025	Price Changed to: \$764,500	Michael Cotraro	28		\$764,500
WDN	1/10/2026	Status Changed to: Temporarily Withdrawn	Michael Cotraro	65		
EXP	2/7/2026	Status Changed to: Expired	System	65		
Market History for Buckley Realty Group, Inc. (AN2953)				65		
Market History for this property				65		

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Price History for 73452218
40 Village U:1108, Middleton, MA 01949

Date		Amount	%	DOM to PCG	DOM of PCG
11/06/2025	Listed for \$774,500				
12/04/2025	Price Changed to: \$764,500	\$-10,000	1.29%	28	28
					Listing DOM: 65
					Property DOM: 65

** Calculates and removes Offmarket activity in DOM Timeframe











