



11 HOVEY POND DRIVE, GRAFTON

\$399,900



**2
BEDS**



**1.5
BATHS**



**1,450
SQ. FT.**

**CONVENIENTLY
LOCATED!**

Welcome to 11 Hovey Pond Dr, Grafton, MA! This 6 room, 2 bedroom multi-bath 1,450 square foot townhouse is conveniently located near Routes 90, 122, 140, commuter train to Boston, and numerous restaurants! The heart of this condo is undoubtedly the kitchen, designed with both aesthetics and functionality in mind, featuring a stylish backsplash that complements the beautiful granite countertops. Imagine preparing meals in this inviting space, where culinary creativity can truly flourish. With an open concept design, this condominium offers three stories which includes a 3rd floor media room that is perfect for watching your sporting events or playing pool. There is a balcony, extending your living space outdoors and providing a peaceful retreat within a residential area. Major updates include new tilt in windows for easy cleaning, slider, skylights, all flooring, garage door, and baths. Kayak and fishing in your own backyard! A unique blend of comfort and convenience making it a truly exceptional condo!



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

Direct: 978-875-0097

Office: 888-838-9444

elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



**MLS # 73439110 - New
Condo - Townhouse**

**11 Hovey Pond Dr - Unit 11
Grafton, MA 01536
Worcester County**

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **off Rt 122, near Airport Road**

List Price: **\$399,900**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres: **4.03 (175,547 SqFt)**

Welcome to 11 Hovey Pond Dr, Grafton, MA! This 6 room 2 bedroom multi-bath 1,450 SF townhouse is conveniently located near Rt 90/122/140, commuter train to Boston, and numerous restaurants! The heart of this condo is undoubtedly the kitchen, designed with both aesthetics and functionality in mind, featuring a stylish backsplash that complements the beautiful granite countertops. Imagine preparing meals in this inviting space, where culinary creativity can truly flourish. With an open concept design, this condominium offers three stories which includes a 3rd floor media room that is perfect for watching your sporting events or playing pool. There is a balcony, extending your living space outdoors and providing a peaceful retreat within a residential area. Major updates include new tilt in windows for easy cleaning, slider, skylights, all flooring, garage door, and baths. Kayak and fishing in your own backyard! A unique blend of comfort & convenience making it a truly exceptional condo!

Property Information

Approx. Living Area Total: **1,450 SqFt (\$275.79/SqFt)**
Approx. Above Grade: **1,450 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Owner**
Levels in Unit: **3**

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **1 Off-Street, Guest, Paved Driveway**

Garage Spaces: **1 Under, Garage Door Opener, Storage, Work Area**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS B4 submitting an offer (1 PDF). Seller can accept an offer@anytime. Courtesy to buyer agents. New composite deck/balcony. Energy efficient Rinnai tankless HW heater & an additional separate gas HW tank.**

Complex & Association Information

Complex Name: **Hovey Pond Estates Condominium**

Units in Complex: **24 Complete: Yes**

Units Owner Occupied: **Source:**

Association: **Yes Fee: \$475 Monthly**

Assoc. Fee Inclds: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X11	Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	1	12X9	Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1	10X9	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2	16X11	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	2	11X10	Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	1	-	-
Bath 2:	2	-	-
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Media Room:	3	20X15	Skylight, Closet, Flooring - Hardwood

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave**

Association Pool: **No**

Basement: **Yes Interior Access, Garage Access, Exterior Access**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Deck, Deck - Composite, Balcony, Screens, Professional Landscaping**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Hot Water: **Natural Gas, Tank, Tankless**

Insulation Features: **Fiberglass, Blown In**

Interior Features: **Cable Available**

Management: **Professional - Off Site, Owner Association**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Washer, dryer, refrigerator**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built/Converted: **1985**

Year Built Source: **Public Record**

Year Built Desc: **Renovated Since**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0026 B:0106 L:0083.A**

Assessed: **\$339,000**

Tax: **\$4,726** Tax Year: **2025**

Book: **55582** Page: **389**

Cert: **00000070622**

Zoning Code: **RMF**

Map: **0** Block: **0** Lot: **0**

11 HOVEY POND DRIVE

Location 11 HOVEY POND DRIVE

Mblu 026.0/ 0106/ 0083.A/ /

Acct# 110026001060083A

Owner CLAYBROOK CAROL

PBN

Assessment \$339,000

Appraisal \$339,000

PID 816

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$339,000	\$0	\$339,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$339,000	\$0	\$339,000

Owner of Record

Owner CLAYBROOK CAROL
Co-Owner CLAYBROOK DONALD
Address 11 HOVEY POND DRIVE
N GRAFTON, MA 01536

Sale Price \$215,000
Certificate
Book & Page 55582/389
Sale Date 07/01/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CLAYBROOK CAROL	\$215,000		55582/389	00	07/01/2016
MANZARO ROBERT	\$192,000		50980/167	00	05/31/2013
REEM PROPERTY LLC	\$110,000		50350/1	1S	01/28/2013

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 1,330

Replacement Cost: \$477,496

Building Percent Good: 71

Replacement Cost

Less Depreciation: \$339,000

Building Attributes

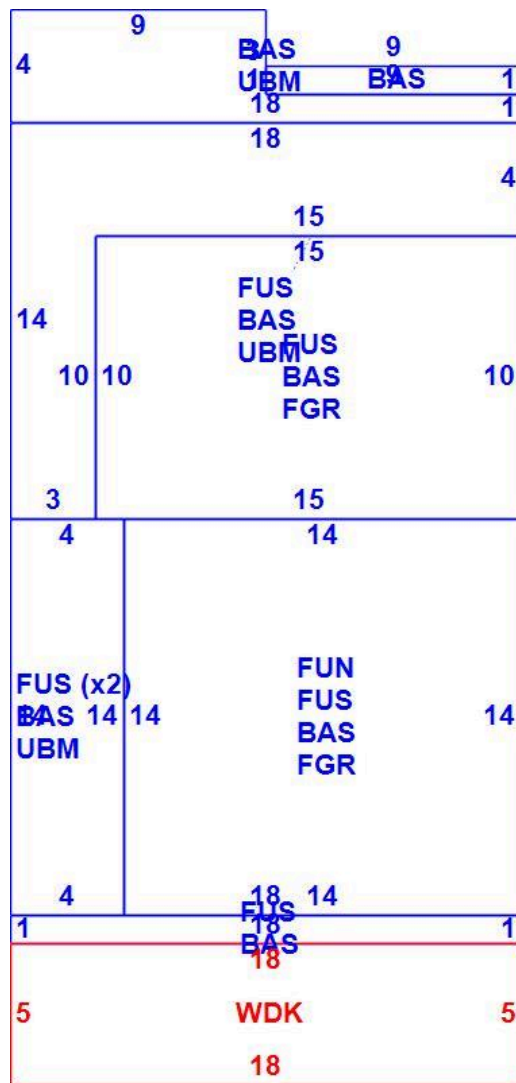
Field	Description
Style	Condo
Model	Res Condo
Stories	2.0
Grade	Average
Unit Locn2	
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Fuel Type	Gas
Heat Type	Forced Air-Duc
Ac Type	Central
Bedrooms	2
Full Bath(s)	1
Half Bath(s)	1
Extra Fixture(s)	0
Total Rooms	5
Bathrm Style	Typical
Kitchen Style	Typical
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Condo Class	1
Fin. Bsmt. Grade	
SF Fin Bsmt	0
SF Basement	300
# Parking Spaces	2
Fireplaces	
Stack(s)	
% Low Ceiling	0
Unit Locn	
Building Number	1
% Interest Owned	3.8900
% Common Interest	

Building Photo



(https://images.vgsi.com/photos/GraftonMAPhotos/A003011_30657.jpg)

Building Layout



(ParcelSketch.ashx?pid=816&bid=816)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Fin Upper Sty	578	578
BAS	First Floor	576	576

Grade	A
Stories	0
Num Units Res	0
Ext Wall 1	
Ext Cndtn	
Roof Struct	
Roof Cover	
Num Units Cmrc	0
Num Units Res Com	0
Num Park Easement	0
Num Park Common	0
Num Park Deeded	0
Foundation	
Security	
Condo Appeal	
Remod Ext	
Super	
Grade	
Usrflid 703	0
Usrflid 706	0

FUN	Full Upper 90	196	176
FGR	Garage	346	0
UBM	Unfin Bsmnt	203	0
WDK	Wood Deck	90	0
		1,989	1,330

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1020
Description Condo
Zone RMF
Neighborhood 4.3
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

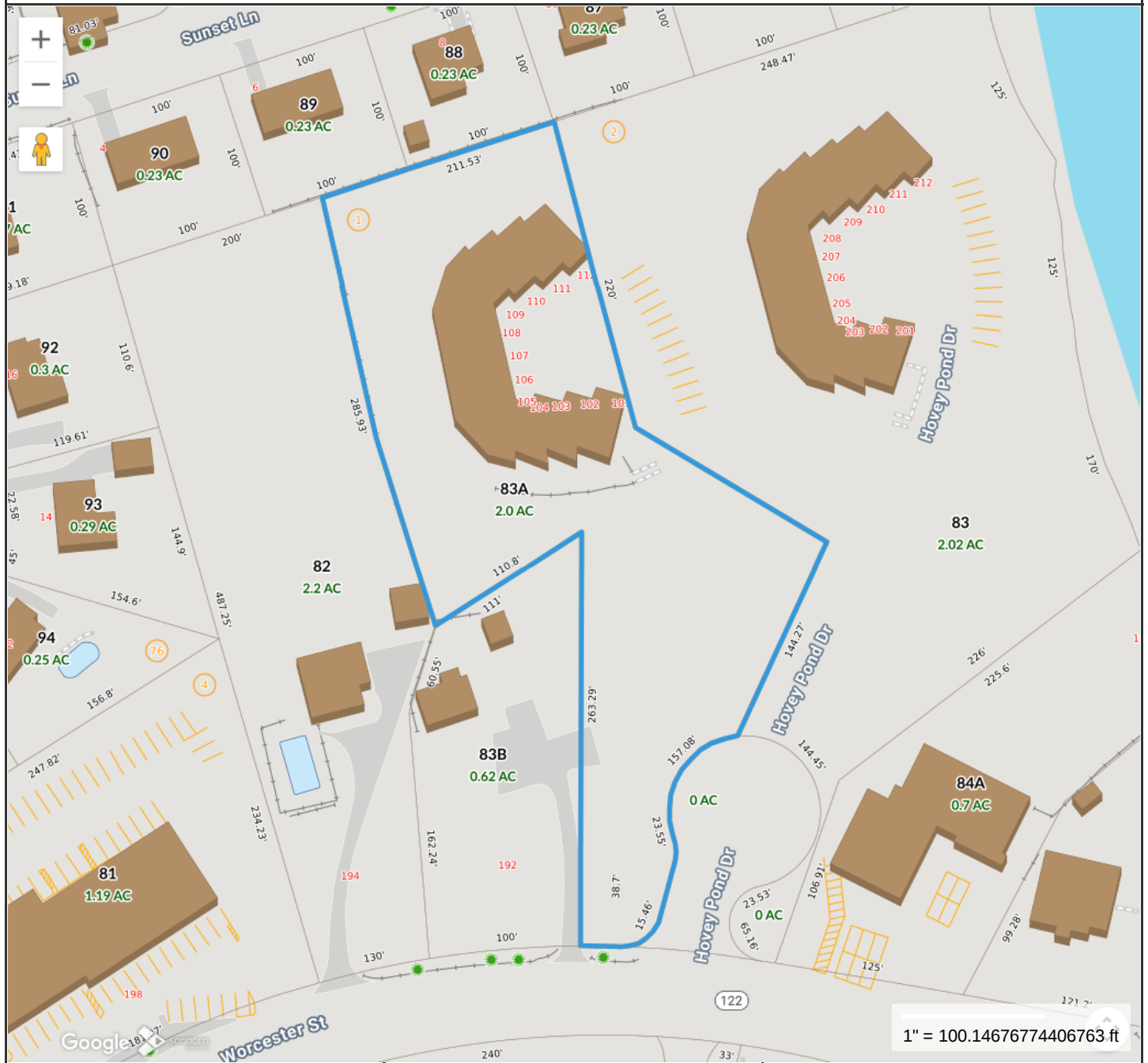
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$339,000	\$0	\$339,000
2024	\$308,500	\$0	\$308,500
2023	\$269,200	\$0	\$269,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$339,000	\$0	\$339,000
2024	\$308,500	\$0	\$308,500
2023	\$269,200	\$0	\$269,200

11 Hovey Pond Drive



Property Information

Property ID 026.0-0106-0083.A
Location 11 HOVEY POND DRIVE
Owner CLAYBROOK CAROL



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

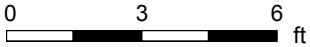
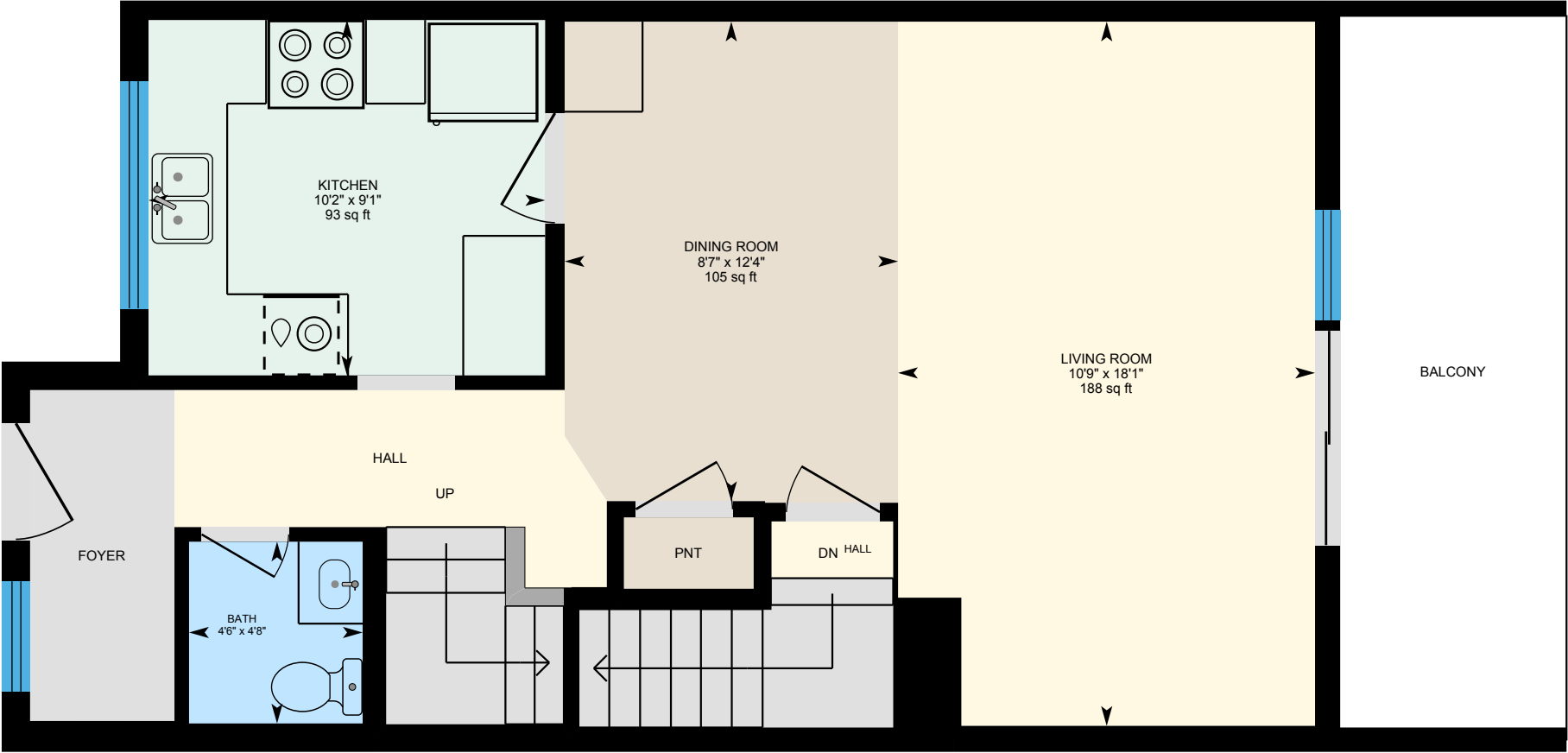
Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/2025
Data updated 09/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11 Hovey Pond Dr, Grafton, MA

1st Floor Finished Area 641.90 sq ft



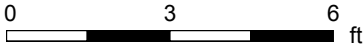
PREPARED: 2025/10/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Hovey Pond Dr, Grafton, MA

2nd Floor Finished Area 641.38 sq ft



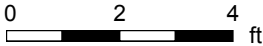
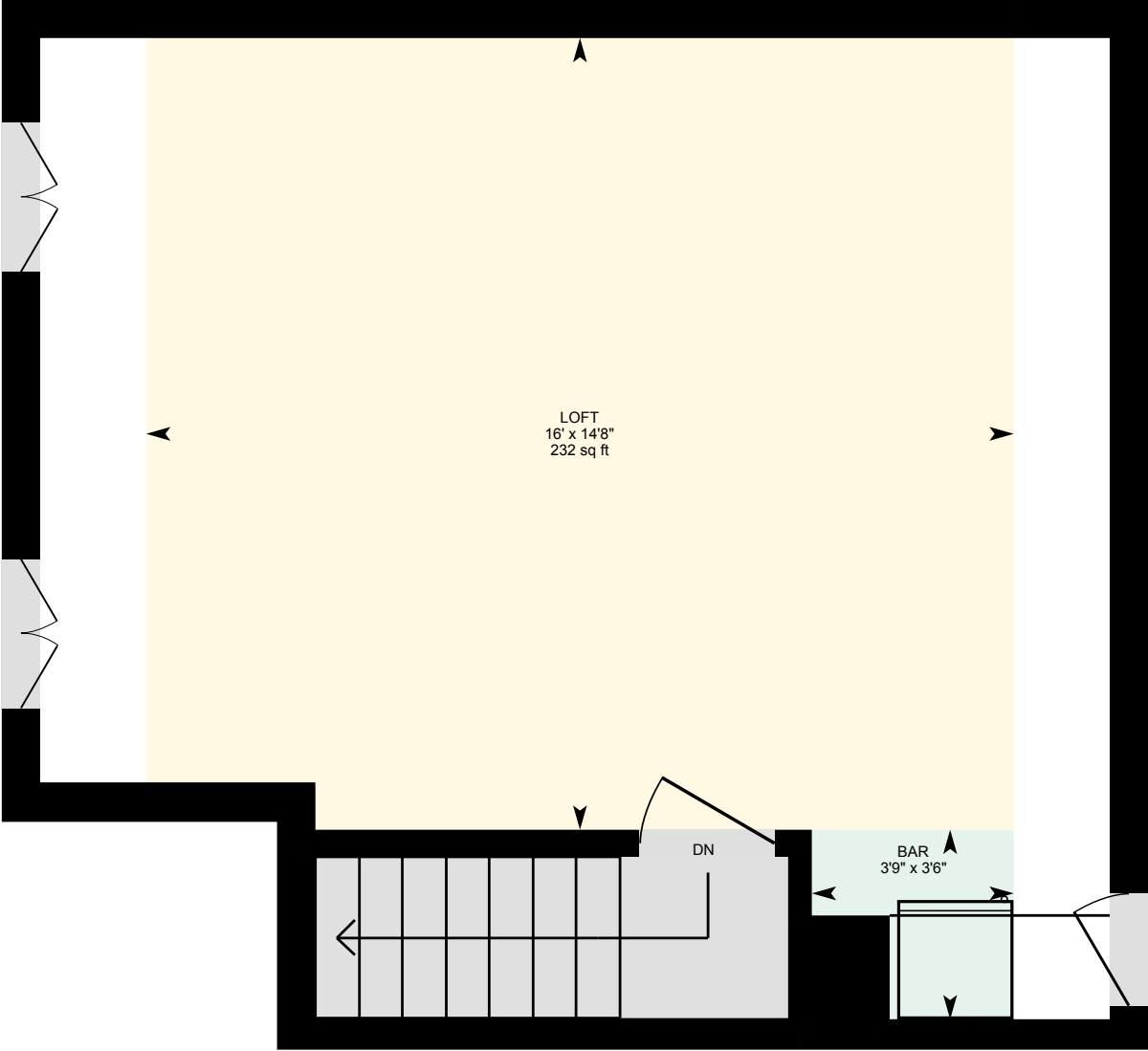
PREPARED: 2025/10/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Hovey Pond Dr, Grafton, MA

3rd Floor Finished Area 302.25 sq ft
Unfinished Area 89.04 sq ft



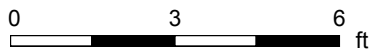
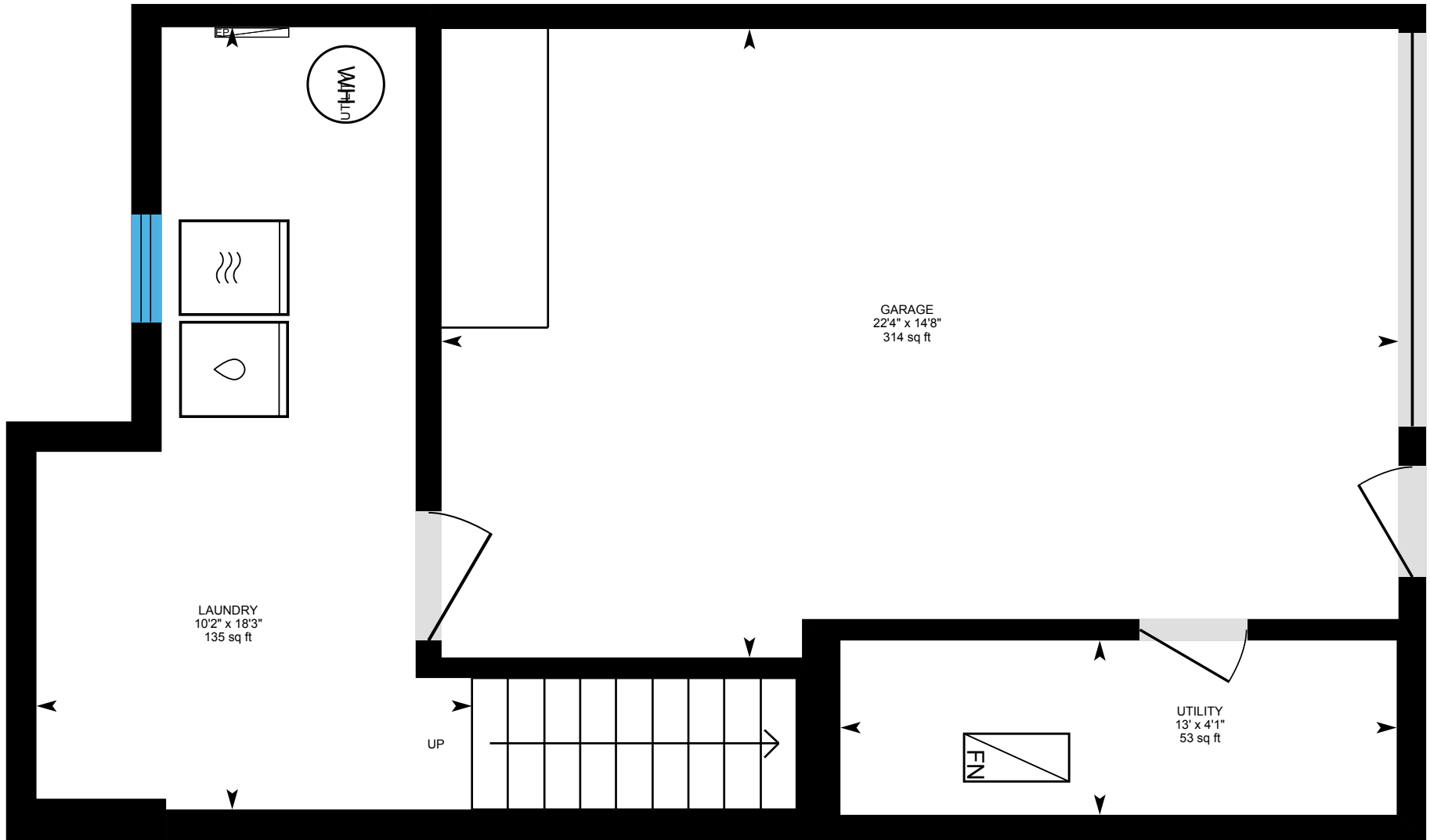
PREPARED: 2025/10/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Hovey Pond Dr, Grafton, MA

Basement (Below Grade) Unfinished Area 622.37 sq ft



PREPARED: 2025/10/02

