



425 MAIN ST, UNIT 7C, HUDSON

\$359,900



2 BEDS



2 BATHS



880 SQ. FT.

**CONVENIENTLY
LOCATED!**

WELCOME TO 425 MAIN STREET, UNIT 7C, located in the desirable Whispering Pines community in Hudson, MA! This sun-filled, open-concept 2-bedroom, 2-bath condominium offers comfort, convenience, and thoughtful updates throughout! The well-designed kitchen has a convenient island for your evening dinners with access to the deck. The bathroom and primary bedroom were updated in 2022. There is new laminate flooring in the living room (2020), water heater (2017), and heating system (2016). There have been numerous common area upgrades, which include new carpeting, paint in common hallways, and the exterior parking area was repaved in 2022. Nature lovers will appreciate the nearby conservation land and Assabet Rail Trail, just a short walk away, perfect for walking, biking, or running. Superior location near Rt 495/290/85/62 with easy access to the Train in West Acton. Cabella's, BJ's, Market Basket, LL Bean, and the new Home Goods are just a short drive away at Highland Commons.



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REMAX
Executive Realty

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



**MLS # 73480296 - New
Condo - Garden**

**425 Main St - Unit 7C
Hudson, MA 01749
Middlesex County**

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **Near Tower, Woodrow, & Cox**

List Price: **\$359,900**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath:
Fireplaces: **0**
Approx. Acres:

Welcome to 425 Main St, Unit 7C, located in the desirable Whispering Pines community in Hudson, MA! This sun-filled, open-concept 2-bedrm, 2-bath condo offers comfort, convenience, and thoughtful updates throughout! The well-designed kitchen has a convenient island for your evening dinners with access to the deck. The bathroom and primary bedroom were updated in 2022. There is new laminate flooring in the living room (2020), water heater (2017) & heating system (2016). There have been numerous common area upgrades, which include new carpeting, paint in common hallways, & the exterior parking area was repaved in 2022. Nature lovers will appreciate the nearby conservation land and Assabet Rail Trail, just a short walk away, perfect for walking, biking, or running. Superior location near Rt 495/290/85/62 with easy access to the Train in West Acton. Cabella's, BJ's, Market Basket, LL Bean, & the new Home Goods are just a short drive away at Highland Commons.

Property Information

Approx. Living Area Total: **880 SqFt (\$408.98/SqFt)**
Approx. Above Grade: **880 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**
Levels in Unit: **1**

Heat Zones: **1 Forced Air, Heat Pump, Electric**

Cool Zones: **1 Central Air**

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

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 before submitting an offer (1 PDF). Seller can accept an offer @ anytime. Courtesy to buyer agents.**

Complex & Association Information

Complex Name: **Whispering Pines**

Units in Complex: **104** Complete: **Yes**

Units Owner Occupied: **Source:**

Association: **Yes** Fee: **\$346 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X13	Flooring - Laminate, Open Floor Plan
Dining Room:	1	14X7	Flooring - Laminate, Open Floor Plan
Kitchen:	1	13X8	Flooring - Laminate, Kitchen Island, Deck - Exterior, Exterior Access, Open Floor Plan
Main Bedroom:	1		-
Bedroom 2:	1	12X12	Closet, Flooring - Wall to Wall Carpet, Deck - Exterior, Slider
Bedroom 3:	1	12X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

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

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **No**

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

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

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

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Vinyl**

Exterior Features: **Deck - Composite, Screens**

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

Hot Water: **Electric, Tank**

Interior Features: **Cable Available**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Cats Only**

Restrictions: **Rentals**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal property**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built/Converted: **1981**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:0021 B:0000 L:0527**

Assessed: **\$302,300**

Tax: **\$4,196** Tax Year: **2025**

Book: **75102** Page: **37**

Cert: **000000112199**

Zoning Code: **CND**

Map: Block: Lot:

Office/Agent Information

Office: REMAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444

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Assessment and Sales Report

Location & Ownership Information

Address: 425 Main St U: 7C
Hudson, MA 01749
Map Ref: M: 0021 **B:** 0000 **L:** 0527
Owner 1: Jessica L Royal
Owner Address: 425 Main St U: 7C
Hudson, MA 01749

Zoning: CND
Owner 2:

Property Information

Use: Condominium
Levels: 2
Total Rooms: 5
Full Baths: 2
Year Built: 1981

Style: Condo-Apt
Lot Size: 0 Acres (0 SqFt)
Bedrooms: 2
Half Baths: 0
Basement Type:

Total Area: 1,385 SqFt
First Floor Area: 880 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 350 SqFt

Total Living Area: 880 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 350 SqFt

Attached Garage: 1
Heat Type: Baseboard
Roof Type: Gable
Air Conditioned: Yes
Foundation:

Other Garage: 0
Fuel Type: Electric
Exterior: Aluminum Vinyl
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date: 07/13/2020
Last Sale Book: 75102
Land Value: \$0
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0021 **B:** 0000 **L:** 0527
Tax Rate (Comm): 27.11

Last Sale Price: \$230,000
Last Sale Page: 37
Building Value: \$302,300
Total Value: \$302,300
Estimated Tax: \$4,196
Tax Rate (Res): 13.88
Tax Rate (Ind): 27.11

Sales History

Recent Sale #1

Sale Price: \$230,000
Buyer Name: Jessica L Royal
Lender Name: Leader Bank Na
Sale Book: 75102

Sale Date: 07/13/2020
Seller Name: Allison E Cree
Mortgage Amount: \$184,000
Sale Page: 37

Recent Sale #2

Sale Price: \$195,000
Buyer Name: Allison E Cree
Lender Name: Digital Fcu
Sale Book: 69471

Sale Date: 06/21/2017
Seller Name: Sara M Urato
Mortgage Amount: \$175,000
Sale Page: 49

Recent Sale #3

Sale Price: \$179,000
Buyer Name: Sara M Urato
Lender Name: Ross Mortgage Co Inc
Sale Book: 64906

Sale Date: 02/12/2015
Seller Name: Guylan T Block
Mortgage Amount: \$170,050
Sale Page: 532

Recent Sale #4

Sale Price: \$226,500

Sale Date: 08/18/2005

Buyer Name: Guylan T Block
Lender Name: Middlesex Svgs Bk
Sale Book: 45892

Seller Name: Deborah Finnigan
Mortgage Amount: \$203,850
Sale Page: 132

Mortgage History

Recent Mortgage #1

Buyer Name: Deborah Finnigan
Mortgage Amount: \$19,500
Mortgage Book: 0

Lender Name: Hudson Savings Bank
Mortgage Date: 12/02/2003
Mortgage Page: 0

Recent Mortgage #2

Buyer Name: Deborah Finnigan
Mortgage Amount: \$147,000
Mortgage Book: 0

Lender Name: Hudson Savings Bank
Mortgage Date: 09/30/2003
Mortgage Page: 0

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425 MAIN ST #7C

Location 425 MAIN ST #7C

Mblu 21 / 527 /

Acct# 21527

Owner ROYAL JESSICA L

Assessment \$325,600

PID 2342

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$325,600	\$0	\$325,600

Owner of Record

Owner ROYAL JESSICA L
Co-Owner
Address 425 MAIN ST #7C
HUDSON, MA 01749

Sale Price \$230,000
Certificate
Book & Page 75102/37
Sale Date 07/13/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROYAL JESSICA L	\$230,000		75102/37	00	07/13/2020
CREE ALLISON E	\$195,000		69471/0049	00	06/21/2017
URATO SARA M	\$179,000		64906/0532	00	02/12/2015
BLOCK GUYLAN T	\$226,500		45892/0132	00	08/18/2005
BELLUNDUNO DONALD	\$1		41071/0143	1A	09/30/2003

Building Information

Building 1 : Section 1

Year Built: 1981
Living Area: 880
Replacement Cost: \$498,634
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$324,100

Building Attributes

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	2 Stories
Grade	Average +10
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Average
Interior Floor 2	
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Grade	Average +10
Stories:	2
Residential Units:	48
Exterior Wall 1:	Vinyl/Alum
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	E

Building Photo



(<https://images.vgsi.com/photos/HudsonMAPhotos//default.jpg>)

Building Layout

BAS[880]
UBM[350]
WDK[155]

(https://images.vgsi.com/photos/HudsonMAPhotos//Sketches/2342_2342.jj)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	880	880
UBM	Basement, Unfinished	350	0
WDK	Deck, Wood	155	0
		1,385	880

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
BGAR	BSMT GAR	1.00 UNIT	\$1,500	1

Land

Land Use

Use Code 1021
Description Condo NL MDL-05
Zone CND
Neighborhood 999
Alt Land Appr Category No

Land Line Valuation

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

Outbuildings

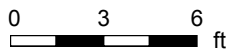
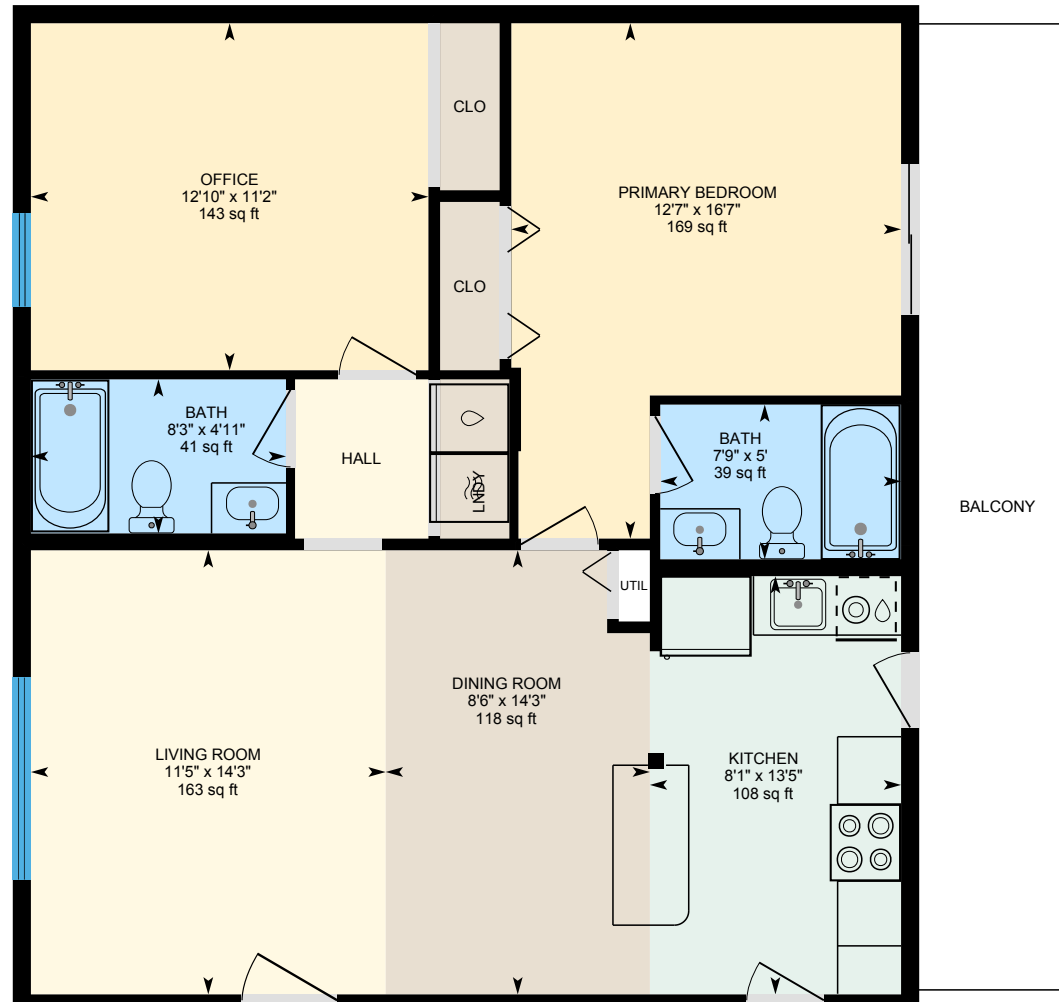
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$325,600	\$0	\$325,600
2025	\$302,300	\$0	\$302,300
2024	\$263,000	\$0	\$263,000
2023	\$245,300	\$0	\$245,300

425 Main St., Unit 7C, Hudson, MA

Main Floor Finished Area N/A
Unfinished Area N/A



PREPARED: 2026/02/25



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.