

MLS # 73569679 - Price Changed  
Condo - Townhouse, Half-Duplex

70 Cannon Forge Drive - Unit 70  
Foxboro, MA 02035-5217  
Norfolk County

Unit Placement: End  
Unit Level: 1  
Grade School: Burrell  
Middle School: Ahern  
High School: Foxborough  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: Cocasset Street to Cannon Forge Drive

List Price: \$574,900

Total Rooms: 5  
Bedrooms: 2  
Bathrooms: 2f 1h  
Main Bath: Yes  
Fireplaces: 1  
Approx. Acres:

MOVE RIGHT IN to this STUNNING END-UNIT townhome with GORGEOUS CURB APPEAL in the sought-after CANNON FORGE community! Behind the WHITE PICKET FENCE and mature landscaping, this BEAUTIFUL 3-level residence lives BIG with over 2,600 SQUARE FEET of comfortable living space and the QUIET privacy only an END UNIT delivers. The DRAMATIC living room boasts a SOARING VAULTED CEILING with a LOFT overlook above and a cozy FIREPLACE, OPEN to a formal DINING ROOM. The GORGEOUS RENOVATED KITCHEN features WHITE CABINETRY with GLASS-FRONT UPPERS, SUBWAY TILE backsplash, QUARTZ countertops, STAINLESS STEEL appliances, GAS COOKING, and its OWN SUNNY BAY-WINDOW EAT-IN AREA. Upstairs, the SPACIOUS PRIMARY SUITE offers a GENEROUS SUNLIT sitting area and a beautifully RENOVATED BATH with an OVERSIZED WALK-IN SHOWER for your own private retreat. The LOWER LEVEL is a FULL WALK-OUT FAMILY ROOM, room for a full sectional and home office, with SLIDERS out to your own PATIO overlooking the trees. Enjoy TRUE LOW-MAINTENANCE LIVING with landscaping AND snow removal handled for you! "CANNON FORGE" offers a NEWLY RENOVATED CLUBHOUSE with POOL, PICKLEBALL & TENNIS COURTS, FITNESS CENTER, and PLAYGROUND, minutes to Patriot Place, the NEW Costco, and highway access. This is EASY LIVING at its finest!

Property Information

Approx. Living Area Total: 2,619 SqFt (\$219.51/SqFt)  
Approx. Above Grade: 1,674 SqFt  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: Yes  
Approx. Below Grade: 945 SqFt

Living Area Source: Public Record  
Levels in Unit: 3

Heat Zones: 1 Forced Air, Gas  
Total Parking Spaces: 3 Off-Street  
Disclosures: NEW KITCHEN (2021), NEW PRIMARY BATH (2021)

Cool Zones: 1 Central Air  
Garage Spaces: 1 Attached

Complex & Association Information

Complex Name: Cannon Forge Condominium  
Association: Yes Fee: \$980 Monthly  
Assoc. Fee Inclds: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Exercise Room, Refuse Removal, Clubhouse, Reserve Funds, Management Fee  
Special Assessments: No

Units in Complex: 106 Complete: Yes  
Units Owner Occupied: 103 Source: Management

Room Levels, Dimensions and Features

| Room          | Level | Size | Features                                                                                                                                                   |
|---------------|-------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Living Room:  | 1     |      | Fireplace, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Balcony - Interior, Balcony - Exterior, Main Level, Exterior Access, Open Floor Plan, Slider |
| Dining Room:  | 1     |      | Flooring - Wall to Wall Carpet, Main Level, Lighting - Overhead                                                                                            |
| Kitchen:      | 1     |      | Flooring - Vinyl, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Remodeled, Stainless Steel Appliances, Gas Stove, Lighting - Pendant         |
| Main Bedroom: | 2     |      | Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead                                                 |
| Bedroom 2:    | 2     |      | Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead                                                                                |
| Bath 1:       | 1     |      | Bathroom - Half, Flooring - Stone/Ceramic Tile, Lighting - Sconce                                                                                          |
| Bath 2:       | 2     |      | Bathroom - Tiled With Shower Stall, Skylight, Flooring - Stone/Ceramic Tile, Double Vanity, Recessed Lighting, Remodeled, Lighting - Sconce                |
| Bath 3:       | 2     |      | Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Overhead                                                  |
| Laundry:      | 1     |      | -                                                                                                                                                          |
| Bonus Room:   | B     |      | Closet - Cedar, Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting, Slider                                                                 |

Features

Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, 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  
Basement: Yes Full, Partially Finished, Walk Out, Interior Access, Exterior Access  
Beach: No  
Construction: Frame  
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Association Financial Statements  
Exterior: Clapboard  
Exterior Features: Deck - Wood, Gutters  
Flooring: Wall to Wall Carpet, Hardwood  
Management: Professional - Off Site  
Pets Allowed: Yes  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: City/Town Sewer  
Water Utilities: City/Town Water  
Utility Connections: for Gas Range, Washer Hookup  
Waterfront: No  
Water View: No

Other Property Info

Elevator: No  
Disclosure Declaration: No  
Exclusions:  
Laundry Features: In Unit  
Lead Paint: None  
UFFI: Warranty Features:  
Year Built/Converted: 1993  
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:0083 B:0000  
L:0008000-0  
Assessed: \$505,200  
Tax: \$6,568 Tax Year: 2026  
Book: 36027 Page: 446  
Cert: 000000044317  
Zoning Code: R40  
Map: 0083 Block: 0000 Lot: 0008

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