## MLS # 73504547 - Extended

## Condo - Townhouse

**91 Buttercup Ln - Unit 91**
**Grafton, MA 01560**
**Worcester County**

List Price: **$555,000**

Unit Placement:
Unit Level: **1**
Grade School:
Middle School: **Grafton Middle**
High School: **Grafton HS**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Milford Road to Buttercup Lane**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres: **0 (179 SqFt)**

**Welcome to Hilltop Farm, a serene retreat on a quiet cul-de-sac. This Pulte-built home features a bright, open floor plan with HW floors, crown molding, and a gas fireplace. The upgraded kitchen boasts SS appliances and ample workspace.The 1st-floor primary suite offers a private escape with a tray ceiling and great natural light. Flexible living areas and extra BRs easily accommodate guests or a home office. Includes a dedicated laundry room with updated machines.A major highlight is the 1,000 sq ft semi-fin. basement. This expansive space is fully climate-controlled as a separate zone with its own thermostat, using the home's forced air/central AC for year-round comfort. With LED recessed lighting and timeless design, this home offers elegance and convenience in a peaceful setting. With its tranquil setting, thoughtful upgrades, and timeless design, this home offers comfort, elegance, and everyday convenience in a truly inviting environment.**New Heat Pump installed in 2025****

## Property Information

Approx. Living Area Total: **1,800 SqFt ($308.33/SqFt)**
Living Area Includes Below-Grade SqFt: **No**
Living Area Source: **Field Card**
Approx. Above Grade: **1,800 SqFt**
Approx. Below Grade:
Levels in Unit: **3**
Living Area Disclosures: **Additional semi finished basement space of about 1000 SFT.**

Heat Zones: **3 Forced Air**
Cool Zones: **3 Central Air**
Total Parking Spaces: **4 Off-Street, Deeded, Paved Driveway**
Garage Spaces: **2 Attached**
Disclosures: **Buyer(s) & buyer agent to perform their own due diligence. High-Efficiency Heat Pump (2025). Washer/Dryer updated and included in saleSome Photos are virtually staged**

## Power Production

Power Production Type:
Annual Power Production:
Power Production Install Year:
Power Production Capacity:
Approximate Monthly Lease Payment: **$**

## Complex & Association Information

Complex Name: **Hilltop Farms**
Units in Complex: **250**
Complete:
Units Owner Occupied:
Source:
Association: **Yes**
Fee: **$465 Monthly**
Assoc. Fee Incld: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**
Special Assessments: **No**

## Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---|---|---|---|

## Features

Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, T-Station**
Appliances: **Refrigerator, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **Yes Partially Finished**
Beach: **No**
Construction: **Frame**
Electric Features: **100 Amps**
Energy Features: **Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Deck - Composite, Patio, Gutters**
Hot Water: **Natural Gas**

## Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI:
Warranty Features:
Year Built/Converted: **2006**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Management: **Professional - On Site**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Oven, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

## Tax Information

Pin #:
Assessed: **$454,100**
Tax: **$6,330** Tax Year: **2025**
Book: **70453** Page: **99**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

## Office/Agent Information

Listing Office: **Key Prime Realty LLC (781) 467-8539**
Listing Agent: **KiranKumar Gundavarapu (781) 790-4440**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Seller prefers that Showings start from 4/27/2026 unless unavoidable. Open House is planned and TBD**

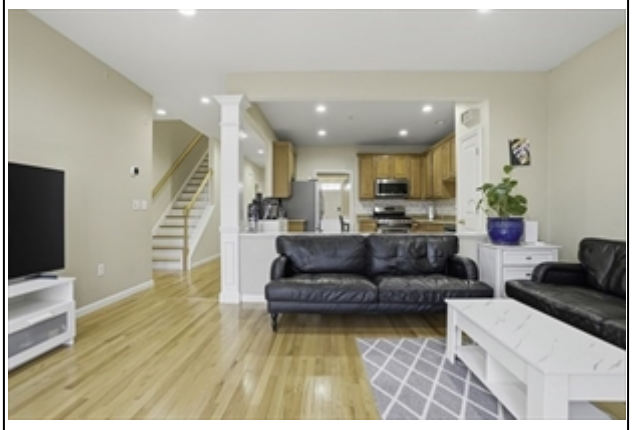
## Firm Remarks

**The basement is a separate climate-controlled zone with its own thermostat.**

## Market Information

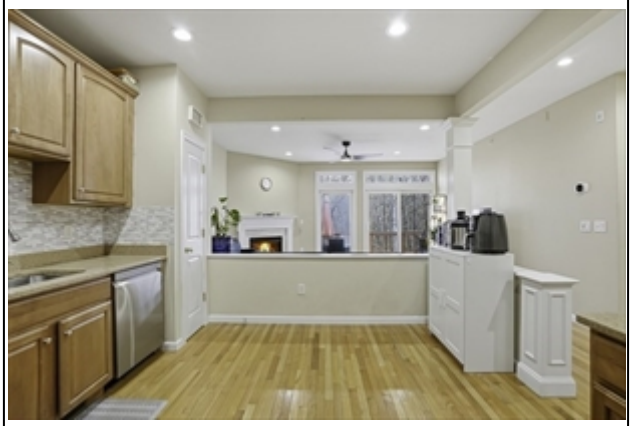
Listing Date: **4/21/2026**
Days on Market: Property has been on the market for a total of **82** day(s)
Expiration Date:
Original Price: **$570,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **82** day(s)
Office Market Time: Office has listed this property for **82** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.

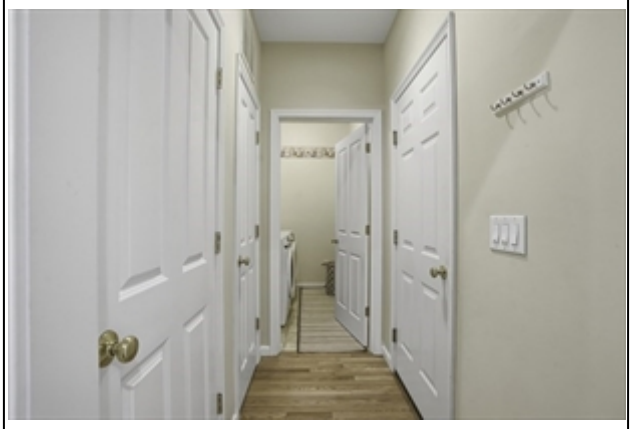


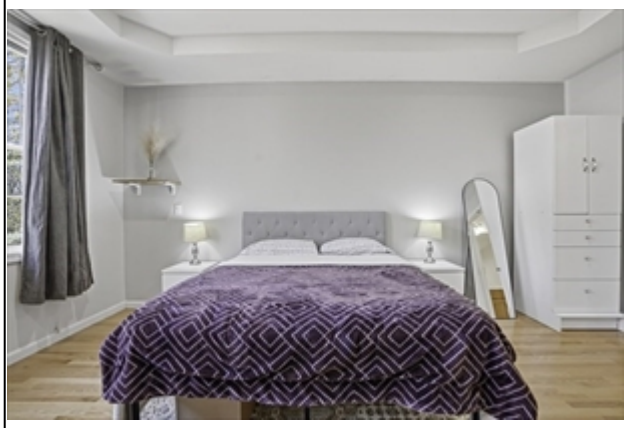
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.

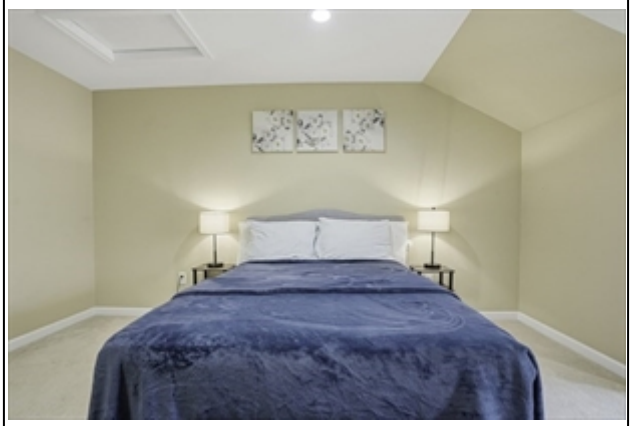


The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.

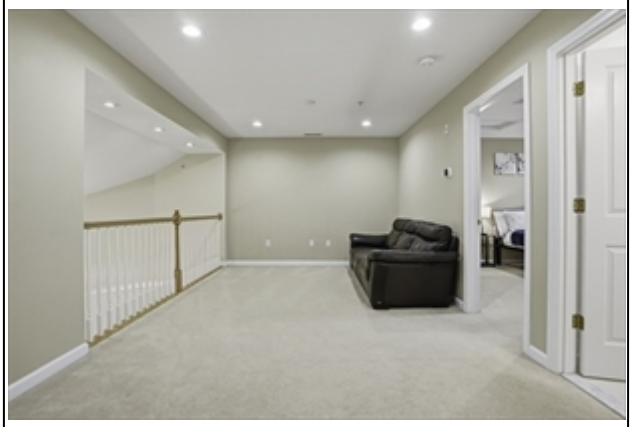


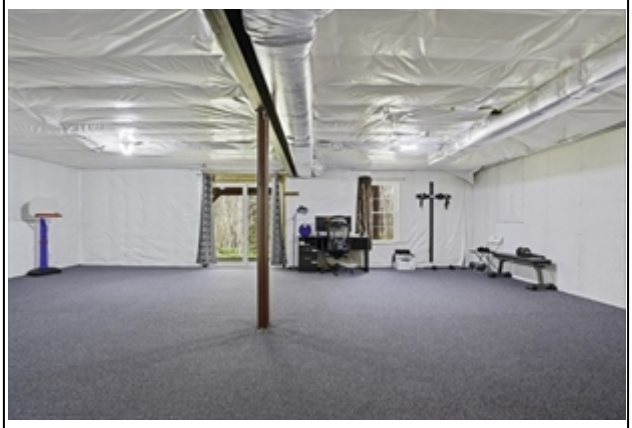


The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.





The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2026 MLS Property Information Network, Inc.