

**MLS # 73491581 - New
Condo - Garden**



**36 Main Street - Unit 29
North Reading, MA 01864
Middlesex County**

List Price: **\$339,000**

Unit Placement: **Top/Penthouse**

Total Rooms: **4**

Unit Level: **3**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Main Bath:

High School:

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Route 28 driveway is directly across from McDonalds enter in door on right side of building 36R**

Welcome to your new home! This top-floor 2-bedroom, 1-bathroom unit in the highly desirable Park Colony community offers a peaceful and comfortable living experience. Thoughtfully updated, the space features two generous bedrooms, a modern eat-in, kitchen, nice size living room with a slider that leads to your private balcony perfect for relaxing. Enjoy the benefit of a low condo fee that covers heat, water, hot water, master insurance, and access to all community amenities including and in-ground pool. Conveniently situated near major highways, shopping and restaurants, this pet-friendly complex also includes parking—making it a perfect choice for commuters, busy professionals or those looking to downsize.

Property Information

Approx. Living Area Total: **781 SqFt (\$434.06/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **781 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

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

Cool Zones: **1 Wall AC**

Parking Spaces: **2 Off-Street**

Garage Spaces: **0**

Disclosures:

Complex & Association Information

Complex Name: **Park Colony**

Units in Complex: **150** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$499 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	17X13	Ceiling Fan(s), Flooring - Laminate, Balcony - Exterior, Slider
Kitchen:	3	11X10	Flooring - Vinyl, Countertops - Stone/Granite/Solid
Main Bedroom:	3	13X12	Ceiling Fan(s), Flooring - Laminate
Bedroom 2:	3	12X10	Ceiling Fan(s), Flooring - Laminate
Bath 1:	3	7X5	Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Laundromat, House of Worship, Private School, Public School**

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

Association Pool: **Yes Inground**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Rules & Regs, Floor Plans**

Electric Features: **Circuit Breakers**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1974**

Year Built Source: **Public**

Record

Year Built Desc: **Approximate**

Year Round:

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

Exterior: **Brick**
Exterior Features: **Balcony**
Flooring: **Tile, Vinyl, Laminate**
Hot Water: **Natural Gas**
Interior Features: **Intercom**
Management: **Professional - Off Site**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$305,400**
Tax: **\$3,988.52** Tax Year: **2025**
Book: **68737** Page: **548**
Cert:
Zoning Code: **RA**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Foundation Brokerage Group**  (800) 983-1945
Listing Agent: **The Nancy Dowling Team (978) 314-4003**
Team Member(s): **Nancy A. Dowling**  (978) 314-4003
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Lock Box,**  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Lock Box,**  **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Enter in the right side of the building 36R is on the door -unit is on the top floor**

Firm Remarks

All offers are due Monday March 30th at 3 pm. Please send offers to nancydowlingre@gmail.com in one PDF. Room sizes approximate. Any condo docs needed will be at buyer's expense.

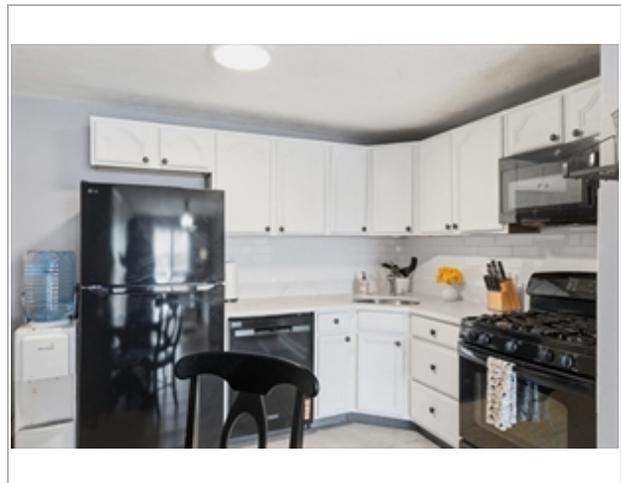
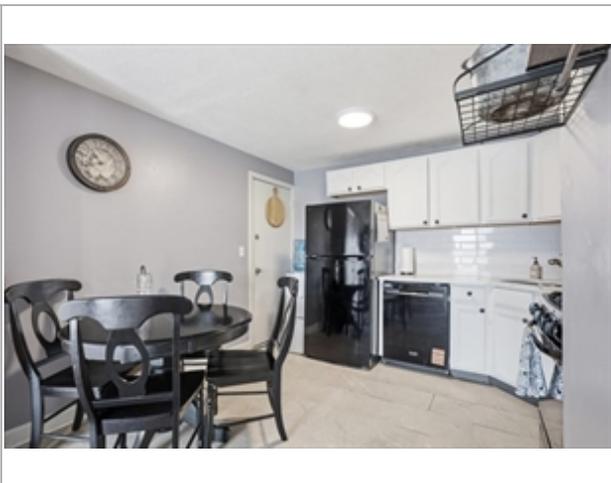
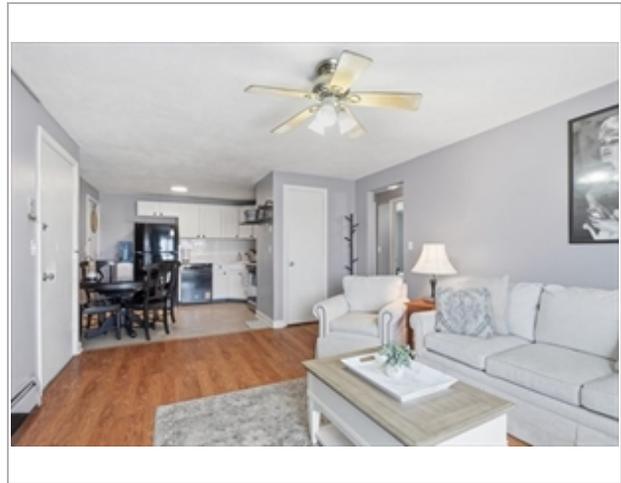
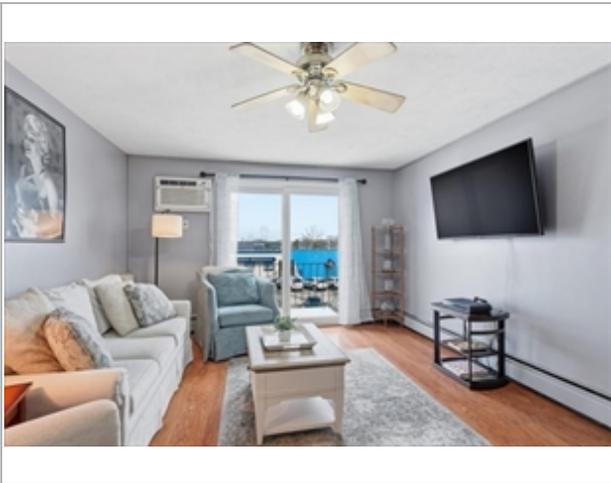
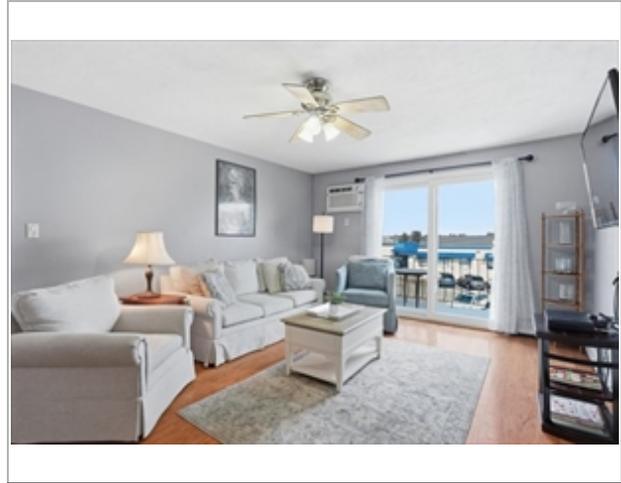
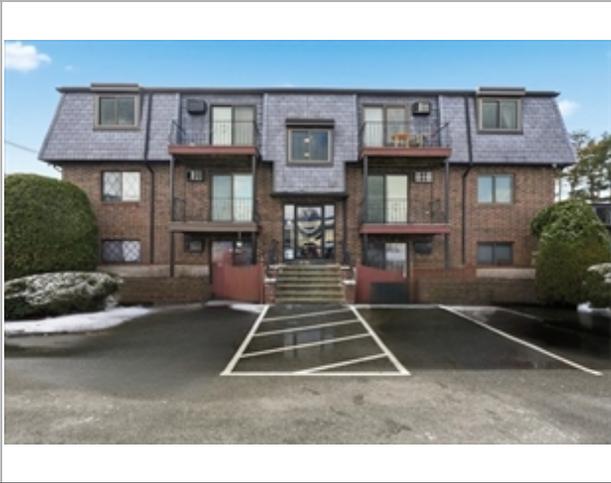
Market Information

Listing Date: 3/25/2026	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date: 9/25/2026	Cash Paid for Upgrades:
Original Price: \$339,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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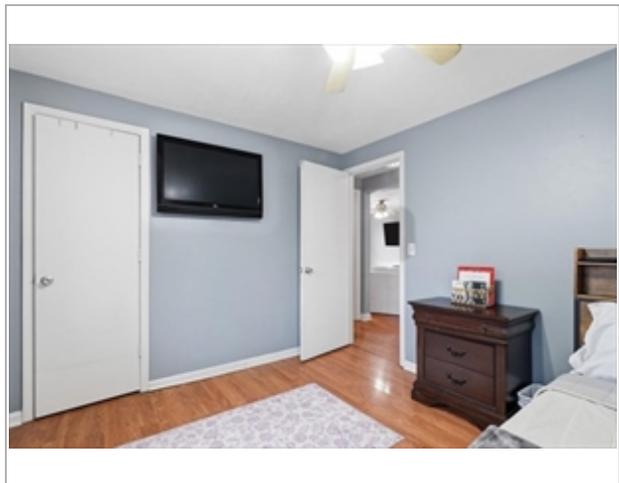
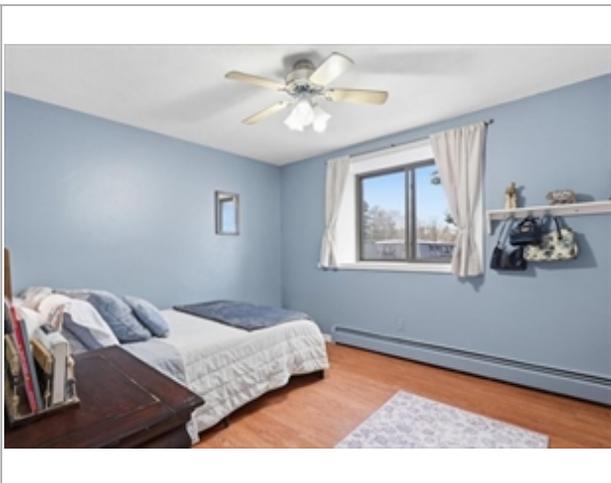
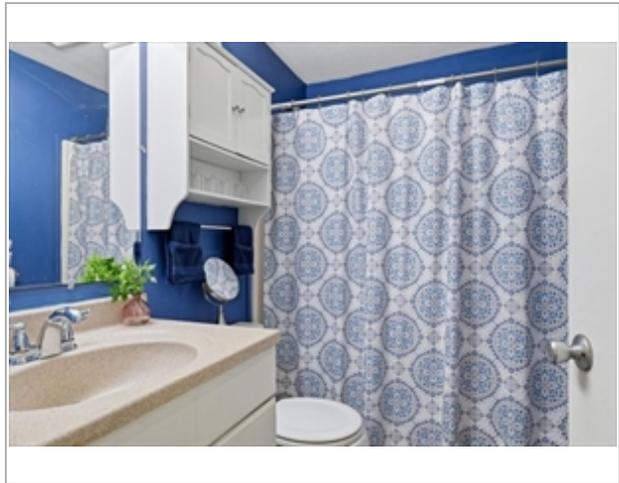
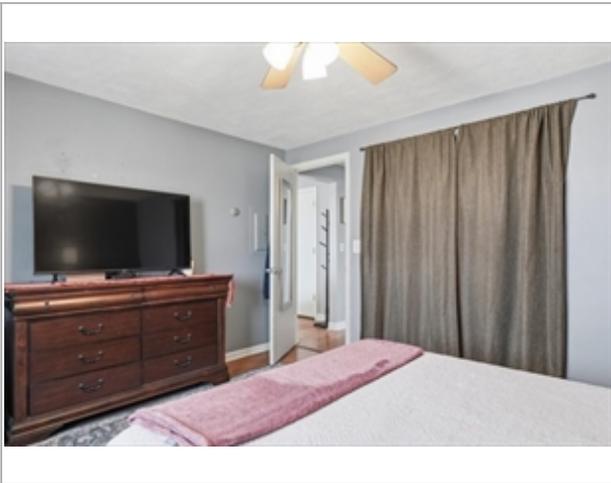
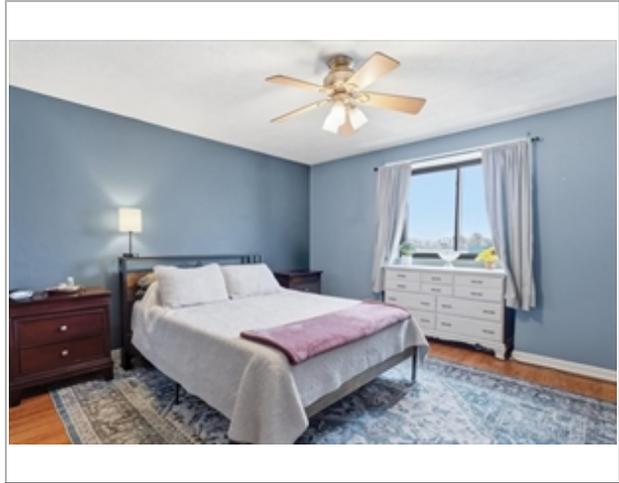
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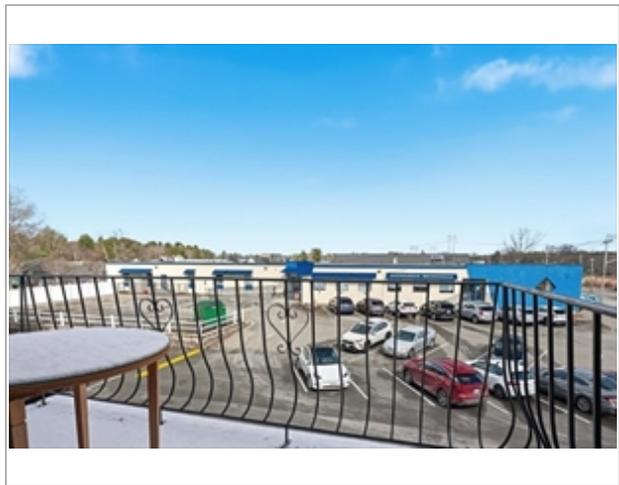
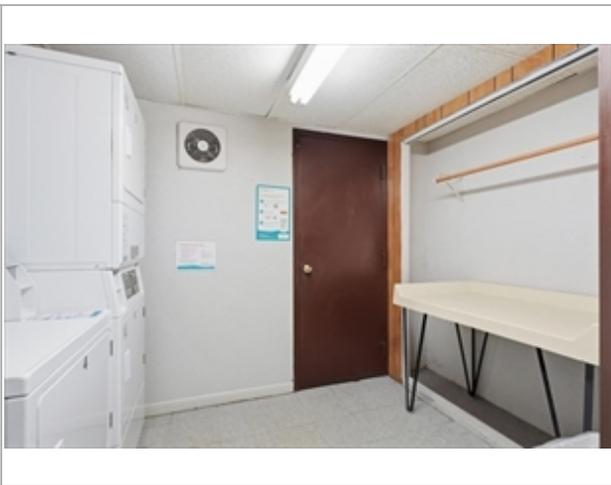
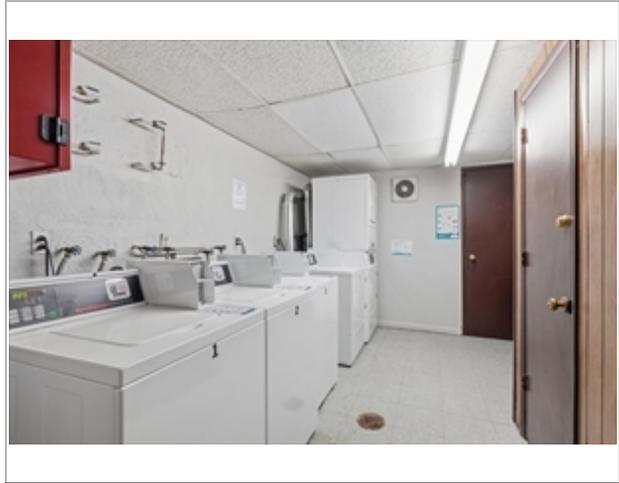
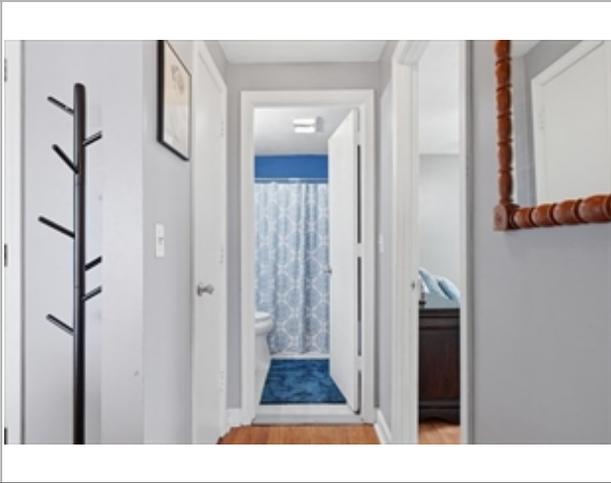
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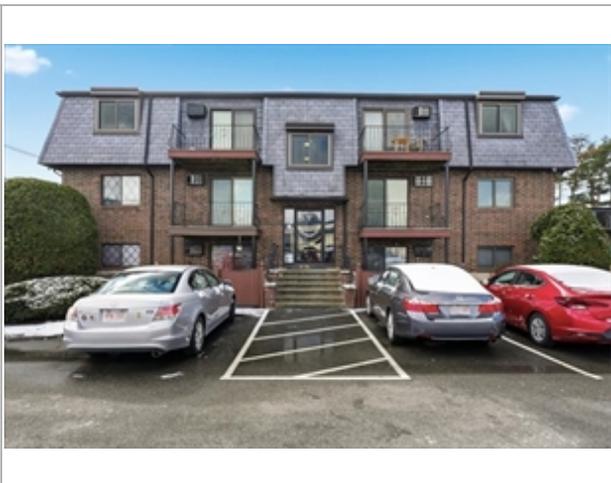
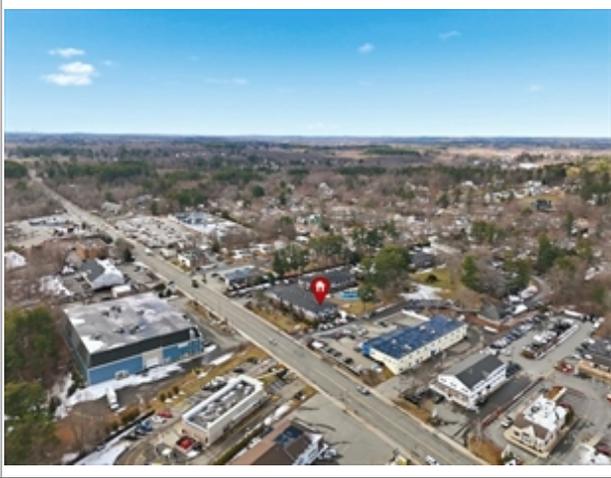
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Quitclaim Deed

I, Hope Dyer

For a paid Consideration of One (\$1.00) Dollar grant all my interest in

36 Main Street, Unit 29, North Reading, Massachusetts 01864.

To Ray A. Dyer, Individually,

With quitclaim covenants

The following property in Middlesex County, Massachusetts

Condominium Unit No.29, 36 Main Street, North Reading, Massachusetts being more particularly described on the "Exhibit A" legal description attached hereto and incorporated herein by this reference. Being the same premises conveyed to the Grantor herein by deed dated January 26, 2007 recorded with Middlesex South Registry of Deeds in Book 48946, Page 370.

I, Hope Dyer named herein, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in Massachusetts General Laws Chapter 188 and state that there is no other person or persons entitled to any homestead rights other than those executing this deed.

Property Address: 36 Main Street unit 29 North Reading MA

Witness my/our hand(s) and seal(s) this 10th day of January, 2017.

Hope M. Dyer

Hope Dyer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

, 2017

On this 10th day of Jan., 2017 before me, the undersigned Notary Public, personally appeared Hope Dyer, proved to me through satisfactory evidence which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature] - Jon Pollack

Notary Public

My commission expires:

6/12/20

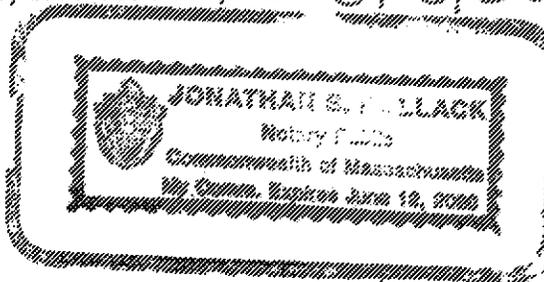


EXHIBIT A

Unit No. 29, 36 Main Street (the "Unit"), a unit in the Condominium at 36, 38, 40, 42, 44, and 46 Main Street, North Reading, Massachusetts, known as Park Colony Condominium, created pursuant to and subject to the provisions of Chapter 183A, of the General Laws of Massachusetts, by Master Deed dated June 30, 1981 and recorded with Middlesex South District Registry of Deeds on July 14, 1981 in Book 14349, Page 163 (hereinafter referred to as the "Master Deed").

The post office address of the Unit is:

36 Main Street, North Reading, Massachusetts

Said Unit is conveyed together with:

1. An undivided .7128% interest appertaining to said Unit in the common areas and facilities of said Condominium; and
2. The right and easement to use one of the parking spaces on the premises constituting the Condominium, subject to and in accordance with the provisions of the Master Deed and Park Colony Condominium Trust under Declaration of Trust dated June 30, 1981, and recorded with said Master Deed (hereinafter referred to as "Park Colony Condominium Trust"); the exclusive right and easement to use the patio or balcony to which said Unit has direct access, as shown on the plans entitled "Park Colony Condominium 36-46 Main Street, North Reading, Massachusetts" by Larkin, Glassman & Fragar Associates dated May 12, 1981, consisting of 15 Sheets, and recorded with the Master Deed (hereinafter referred to as the "Park Colony Plans"), except where as shown on said Park Colony Plans, more than one Unit has such direct access to such patio or balcony, in which event such right and easement shall be co-exclusive as provided in the Master Deed with such other Unit and where, as shown on said Plans any patio provides the sole means of access to the boiler room in which event a right of access thereto is reserved for all purposes for which such access is required.

The Unit conveyed is laid out as shown on a plan filed with the original Unit Deed in Book 14774, Page 411 which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified

For Title reference Please See Deed
Recorded herewith

Utility Information

Property Address: 36 Maui St #29, No. Reading

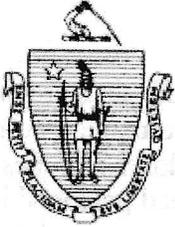
Utility	Supplier	Avg. Monthly Cost
Electricity	<u>(\$50 winter \$120 summer)</u>	<u>Reading Light Co.</u>
Water/Sewer	<u>Association</u>	
Heating Oil: <input type="checkbox"/> Gas: <input checked="" type="checkbox"/> Propane: <input type="checkbox"/>	<u>Association</u>	
Cable/Internet	<u>Xfinity</u>	<u>varies.</u>
Security System	<u>buzzer</u>	
Other		

Ray A. Tyer 3/16/26
Seller Date

Seller Date

Buyer Date

Buyer Date



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617) 624-5757

Handwritten initials, possibly 'R' and 'D', in the top right corner of the page.

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

MASSACHUSETTS MANDATORY RESIDENTIAL HOME INSPECTION DISCLOSURE

Pursuant to Massachusetts regulation 760 CMR 74.00 *Residential Home Inspection Waivers*, this form must be signed by the buyer and seller prior to signing the first written contract to purchase a Residential Property in Massachusetts (unless one of the exceptions under 760 CMR 74.00 applies). Residential Property and Home Inspection shall be defined pursuant to 760 CMR 74.02.

Limitations on Home Inspection Waivers:

Every seller of Residential Property is notified that M.G.L. c. 143, § 101 and 760 CMR 74.00 prohibit a seller from accepting an agreement to purchase contingent upon waiver, limitation, or restriction of buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). A buyer of a Residential Property may choose to have the premises inspected by a licensed home inspector of the buyer's choice. If the buyer chooses to have a Home Inspection, the buyer shall have a reasonable period of time after the full execution of the first written contract, as agreed to by the seller and the buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the buyer.

Seller's Disclosure

Pursuant to 760 CMR 74.00, Seller warrants and represents that the agreement to purchase is not, and in no event shall be, contingent upon waiver, limitation, or restriction of Buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). Seller agrees and acknowledges that Buyer may choose to have the premises inspected by a licensed home inspector of the Buyer's choice. The Seller further agrees, warrants, and represents that, if the Buyer chooses to have a Home Inspection, the Buyer shall have a reasonable period of time after the full execution of the first written contract as agreed to by the Seller and the Buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the Buyer.

Buyer's Acknowledgment

Each buyer hereby acknowledges that they may choose to have the premises inspected by a licensed home inspector of the buyer's choice and acknowledges that this disclosure has been provided to the buyer herein.

Agent's Acknowledgment

Seller's agent hereby acknowledges that each seller has been informed of the seller's obligations under 760 CMR 74.00 and further acknowledges that this disclosure has been provided to each seller and buyer herein.

Certification of Accuracy

The following parties have reviewed the information above and certify that the information they have provided is true and accurate.

Property Address: 36 Main Street, #29, North Reading, MA. 01864

Ray Dyer dotloop verified
03/17/26 7:15 PM EDT
YQ5X-CHVQ-49A5-28B3

Ray Dyer

03/17/2026

Signature of Seller

Print Name of Seller

Date

Signature of Seller

Print Name of Seller

Date

Signature of Buyer

Print Name of Buyer

Date

Signature of Buyer

Print Name of Buyer

Date

Nancy Dowling dotloop verified
03/17/26 2:47 PM EDT
HNQ9-3VJS-YWRR-MHOJ

Nancy Dowling

03/17/2026

Signature of Seller's Agent*

Print Name of Seller's Agent*

Date

*Seller acknowledges that a Seller Agent was **not** involved in this transaction.

nice to meet you



Foundation Brokerage Group is an award-winning team of real estate professionals providing home sellers and buyers throughout Massachusetts, New Hampshire And Maine with extraordinary real estate experience for over 23 years.

With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.

LET'S CONNECT

Nancy Dowling, REALTOR®



978.314.4003



NancyDowlingRE@gmail.com



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