

**MLS # 73556527 - New
Single Family - Detached**



**14 Bartlett Road
Methuen, MA 01844
Essex County**

List Price: **\$819,000**

Style: **Colonial**
Color: **Beige**
Grade School: **Tenney Grammar School**
Middle School: **Tenney Grammar School**
High School: **Methuen High School**
Approx. Acres: **0.92 (40,475 SqFt)**
Handicap Access/Features:
Directions: **Broadway to Hampshire Street to Bartlett Rd**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Welcome to 14 Bartlett Road! Nestled on a quiet cul-de-sac with easy access to everything, this classic Colonial offers the perfect blend of comfort, style, and convenience. The main level features a stunning, light-filled Great Room with hardwood floors, a vaulted ceiling, and a gas fireplace. Just beyond, the inviting eat-in kitchen is equipped with a center island, granite countertops, stainless steel appliances, a gas stove, a walk-in pantry, and a slider leading to the backyard oasis. A spacious formal dining room, formal living room, and a convenient half bath with laundry complete the first floor. Upstairs you'll find four generously sized bedrooms including a beautifully appointed primary suite featuring a vaulted ceiling, a spa-like bath with walk-in shower, double marble vanity and a walk-in closet. A full guest bath and linen closet complete the second level. The finished lower level provides versatile flex space ideal for a teen suite, home office, gym, or playroom, plus plenty of additional storage. Recent updates include a new hot water heater, second-floor HVAC (2025) and an EV charging outlet in the garage. Step outside to enjoy the beautiful backyard, complete with a patio, large deck and a heated above-ground pool—perfect for relaxing or entertaining family and friends. Conveniently located just seconds from tax-free New Hampshire, major commuting routes, shopping, restaurants, and more, this exceptional home has so much to offer. Don't miss your opportunity to make it your own!

Property Information

Approx. Living Area Total: **2,782 SqFt**
Approx. Above Grade: **2,428 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Below Grade: **354 SqFt**

Heat Zones: **2 Forced Air, Gas** Cool Zones: **2 Central Air**
Total Parking Spaces: **8 Off-Street, Paved Driveway** Garage Spaces: **2 Under, Garage Door Opener, Storage**
Disclosures: **Central Vac not in use, Sunrun solar buyer to set up account with them, see agent for solar info.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X12	Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1	16X13	Flooring - Hardwood
Family Room:	1	21X13	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Kitchen:	1	34X13	Bathroom - Half, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Deck - Exterior, Slider, Stainless Steel Appliances
Main Bedroom:	2	18X13	Bathroom - 3/4, Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet, Double Vanity
Bedroom 2:	2	13X12	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 3:	2	13X12	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 4:	2	12X11	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Attic Access
Bath 1:	1	8X7	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Gas, Washer Hookup
Bath 2:	2	11X9	Bathroom - 3/4, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2	9X8	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Game Room:	B	24X16	Flooring - Laminate

Features

Other Property Info

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Partially Finished, Walk Out, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps, EV Charging Station**
Energy Features: **Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Deck - Composite, Patio, Pool - Above Ground Heated, Sprinkler System**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Full**
Interior Features: **Security System, Cable Available, Internet Available - Fiber-Optic**
Lot Description: **Corner, Paved Drive, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Seller W/Participate**
Utility Connections: **for Gas Oven, for Gas Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **1998** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$674,600**
Tax: **\$7,015.84** Tax Year: **2026**
Book: **15305** Page: **75**
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: **Please take off shoes or wear booties, showings start at the Open House 7/30 at 4:30 pm**

Firm Remarks

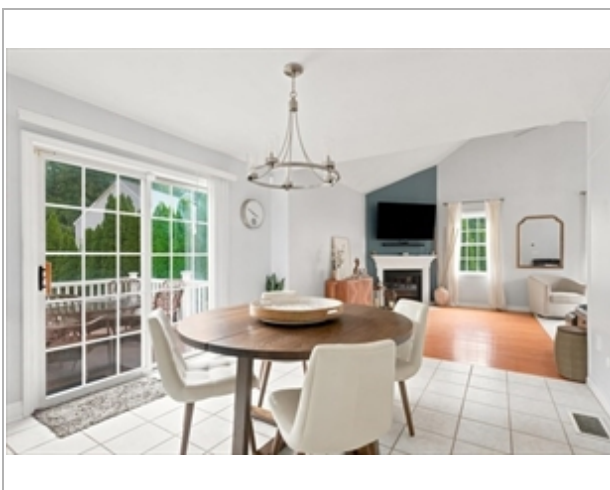
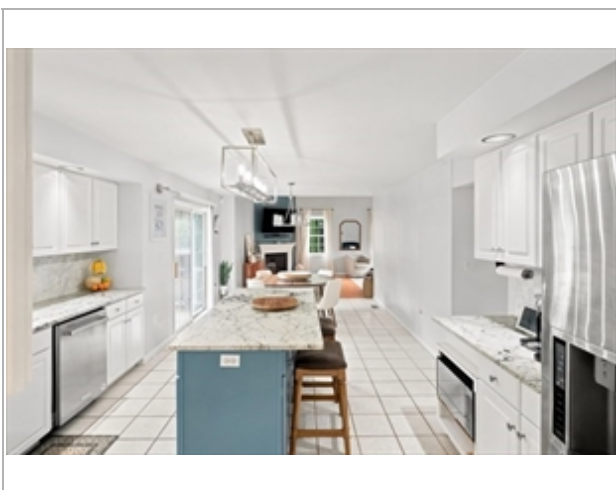
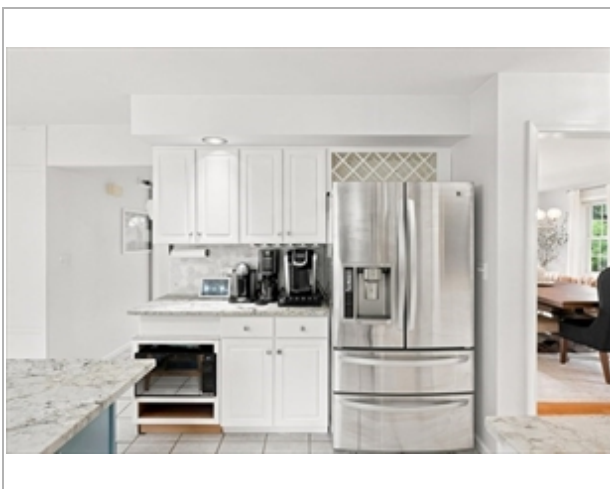
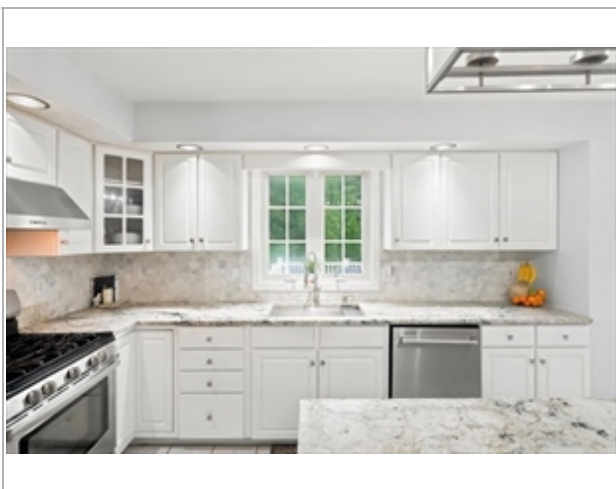
Please send all offers to nancydowlingre@gmail.com in one PDF not through Dotloop. Buyer and or their agent to perform their own due diligence. All room sizes are approximate.

Market Information

Listing Date: 7/29/2026	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: 2/27/2027	Cash Paid for Upgrades:
Original Price: \$819,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

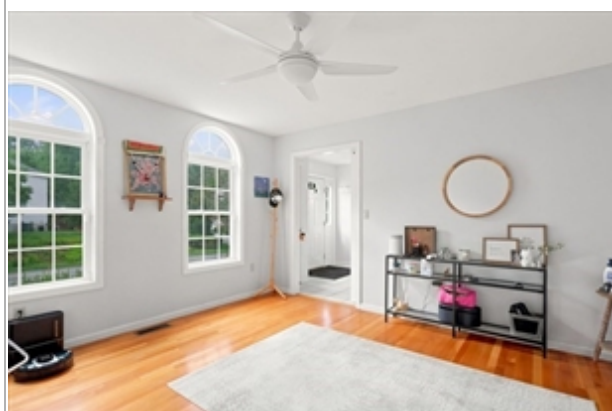
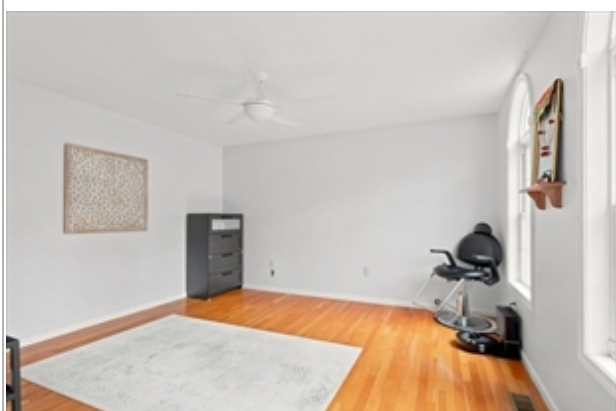
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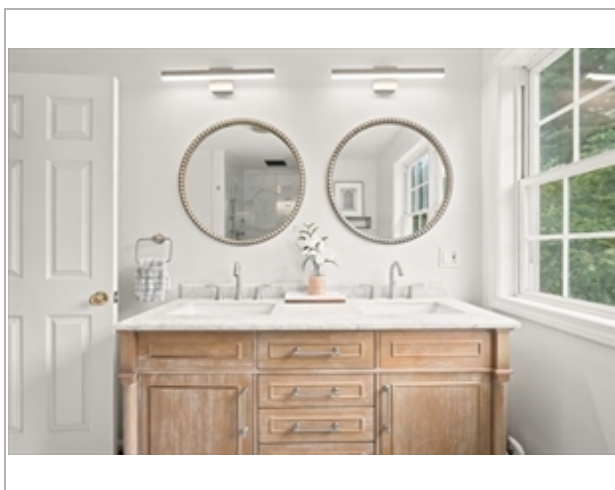
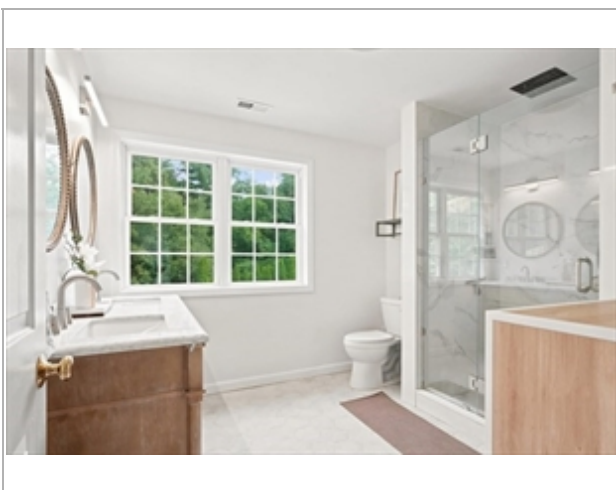
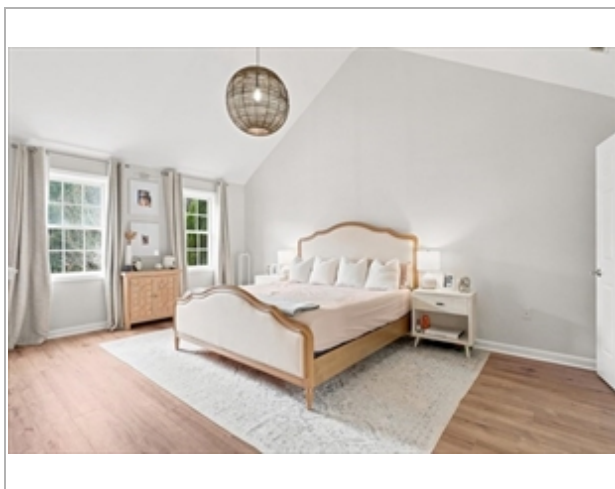
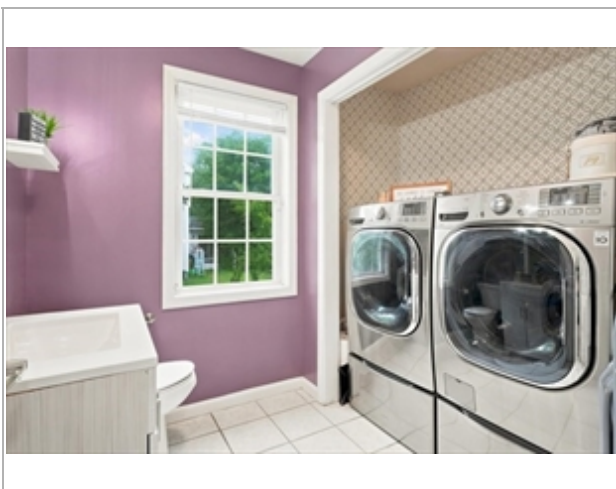
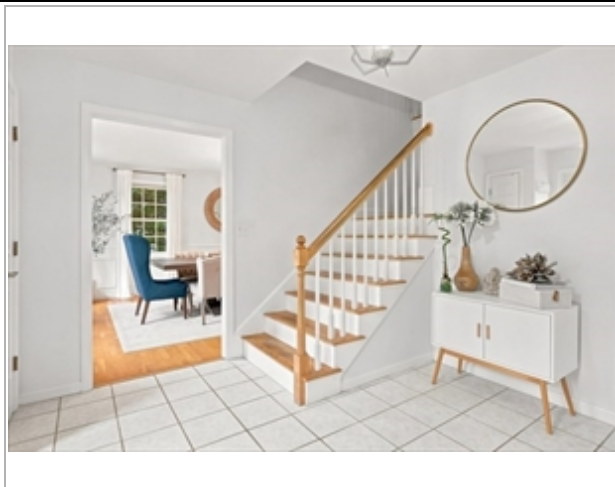
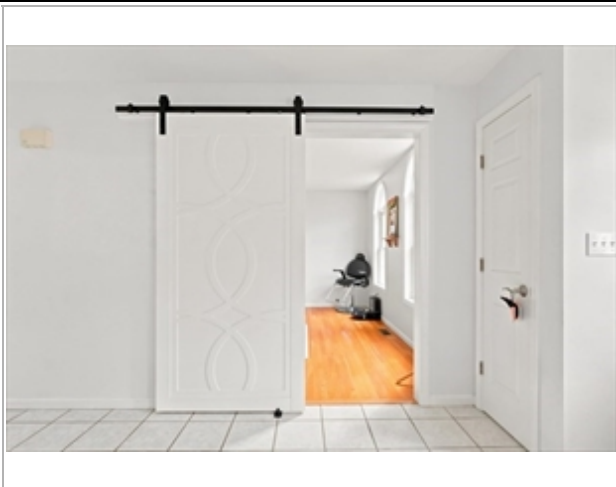
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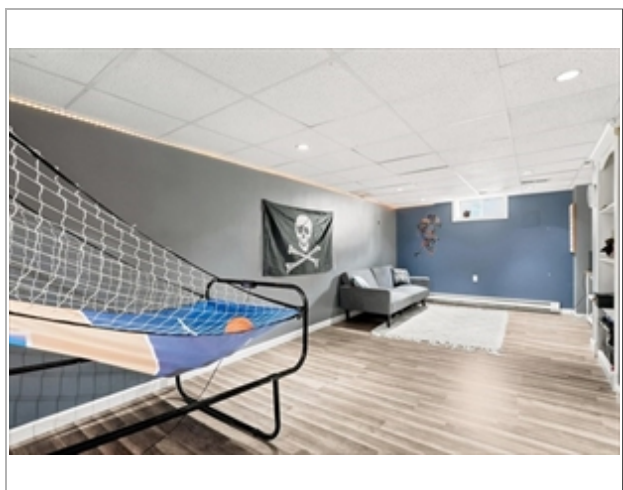
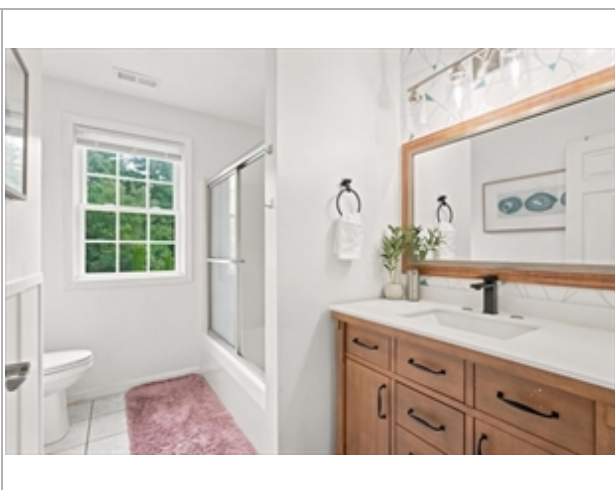
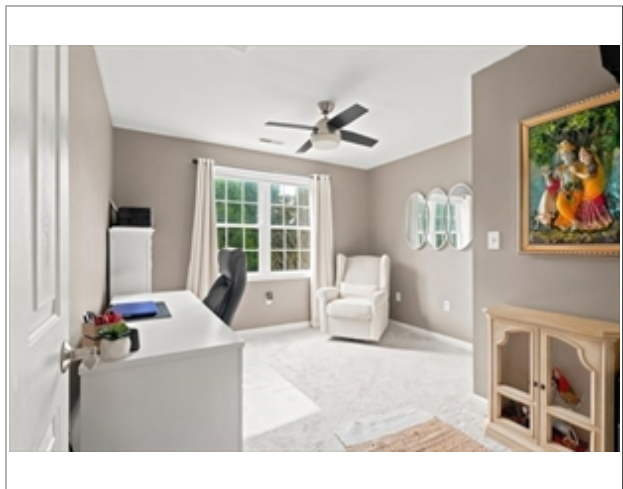
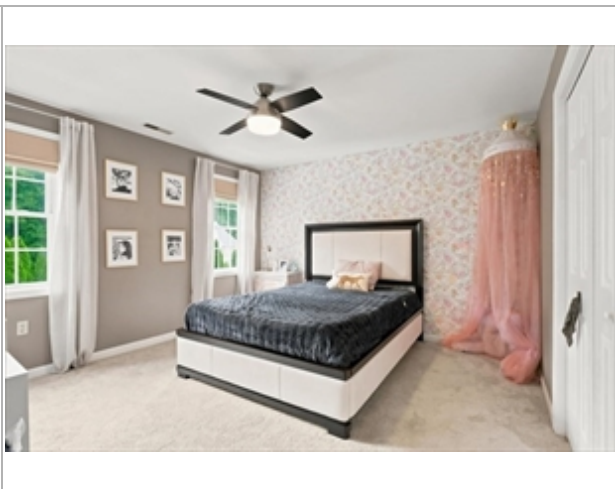
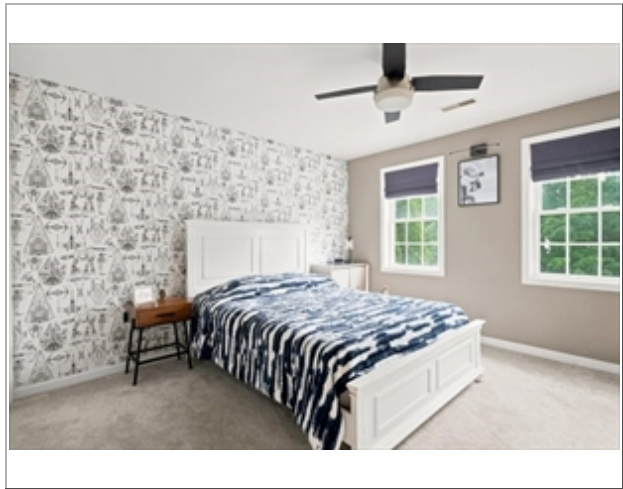
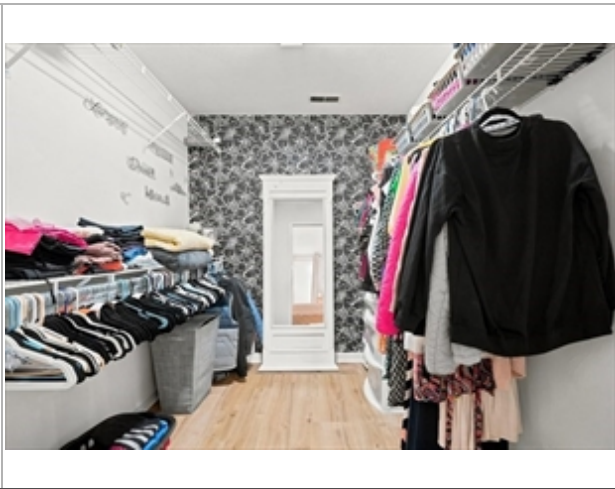
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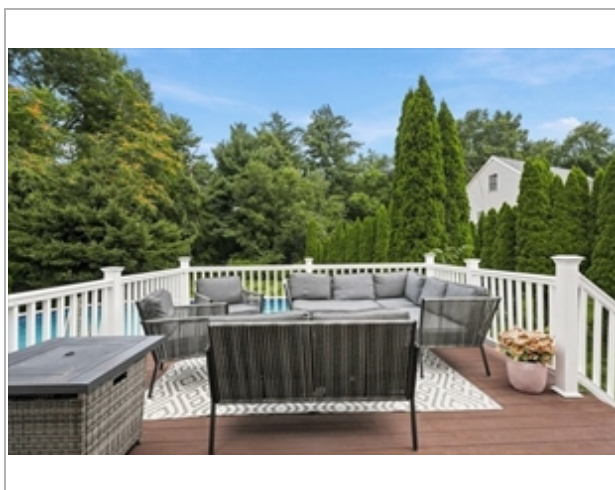
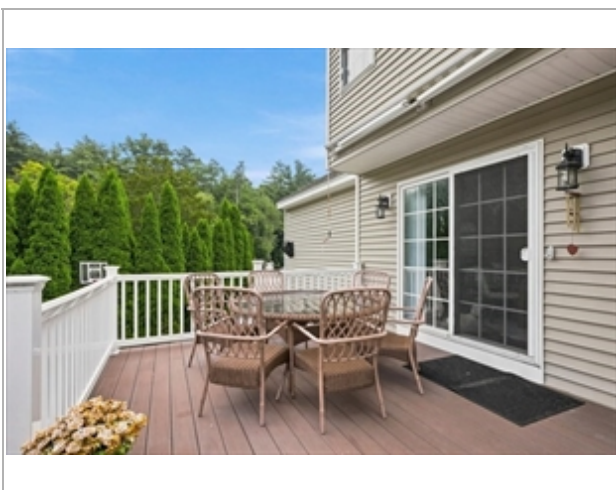
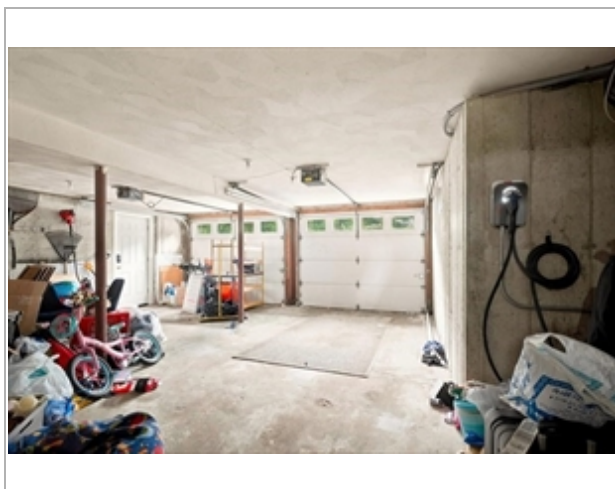
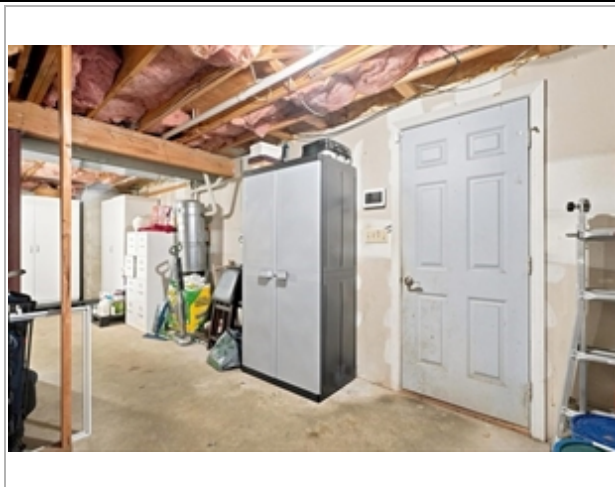
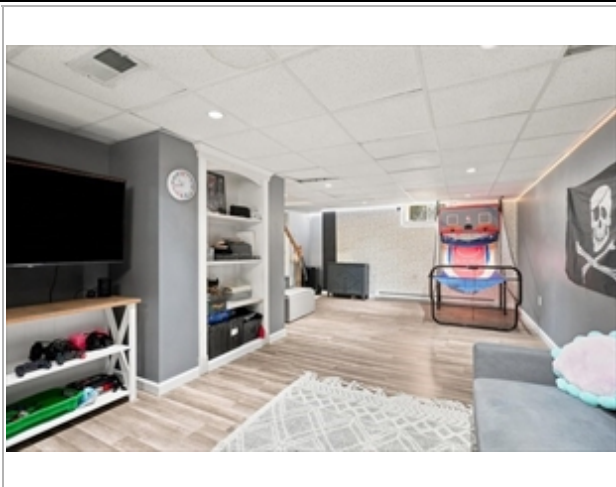
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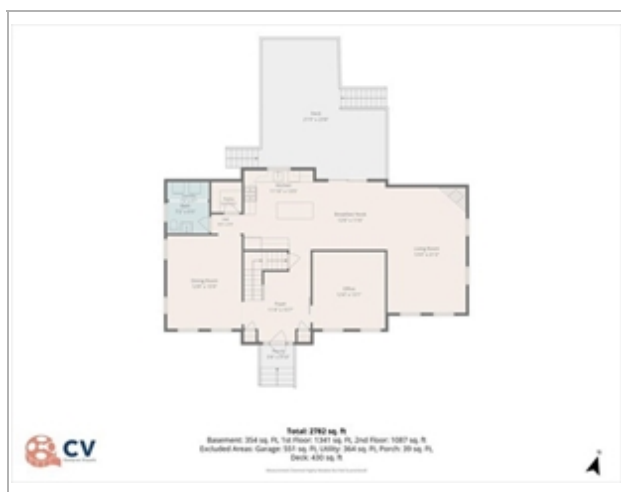
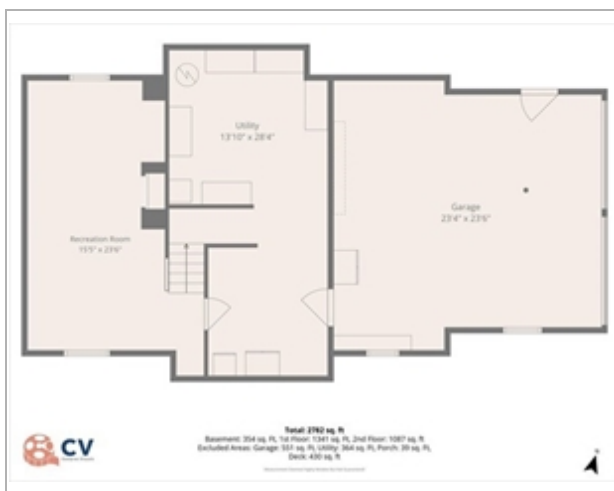
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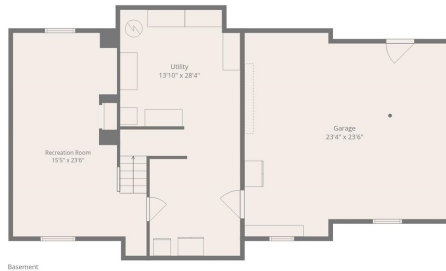
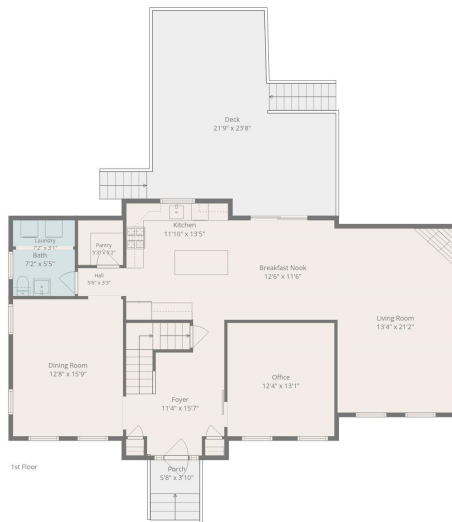


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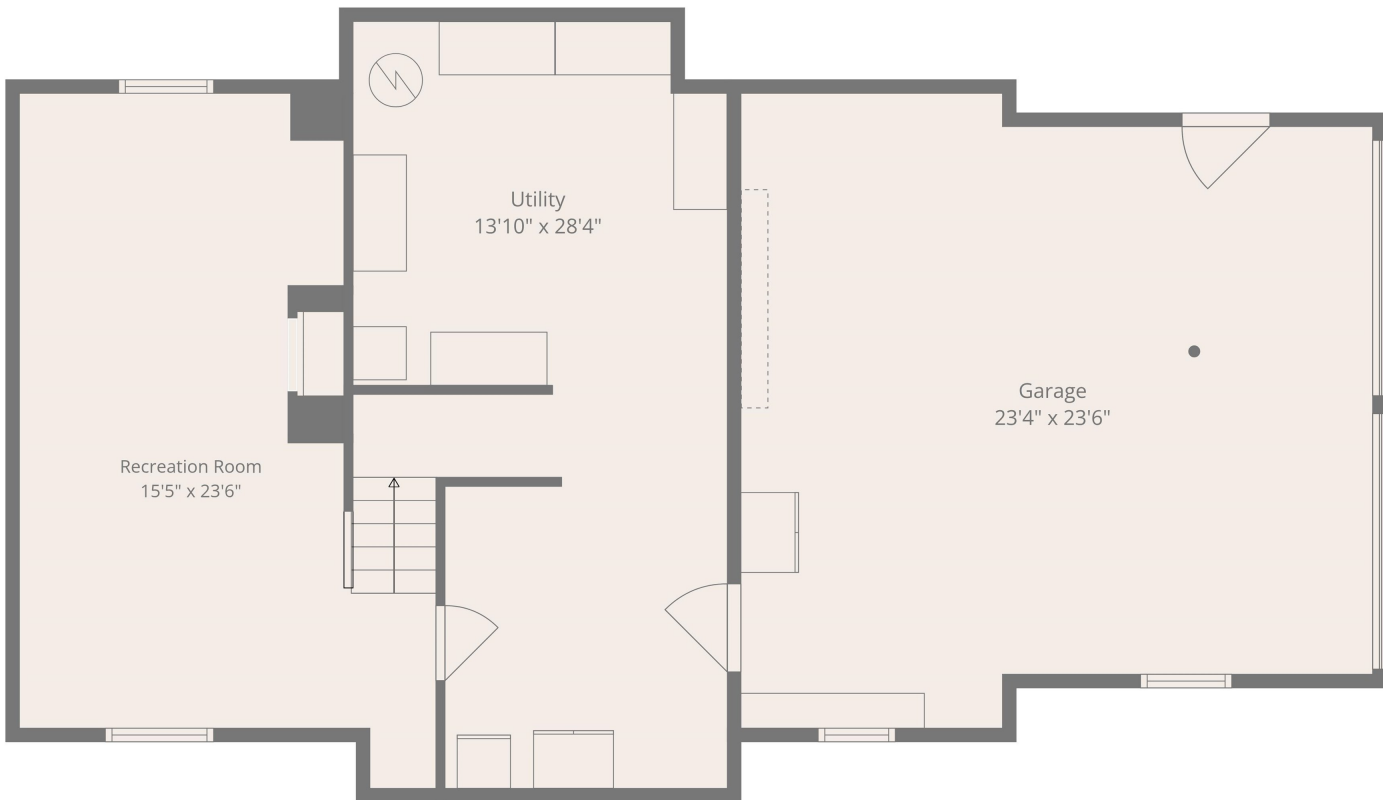


Total: 2782 sq. ft

Basement: 354 sq. Ft, 1st Floor: 1341 sq. Ft, 2nd Floor: 1087 sq. ft
 Excluded Areas: Garage: 551 sq. Ft, Utility: 364 sq. Ft, Porch: 39 sq. Ft,
 Deck: 430 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed

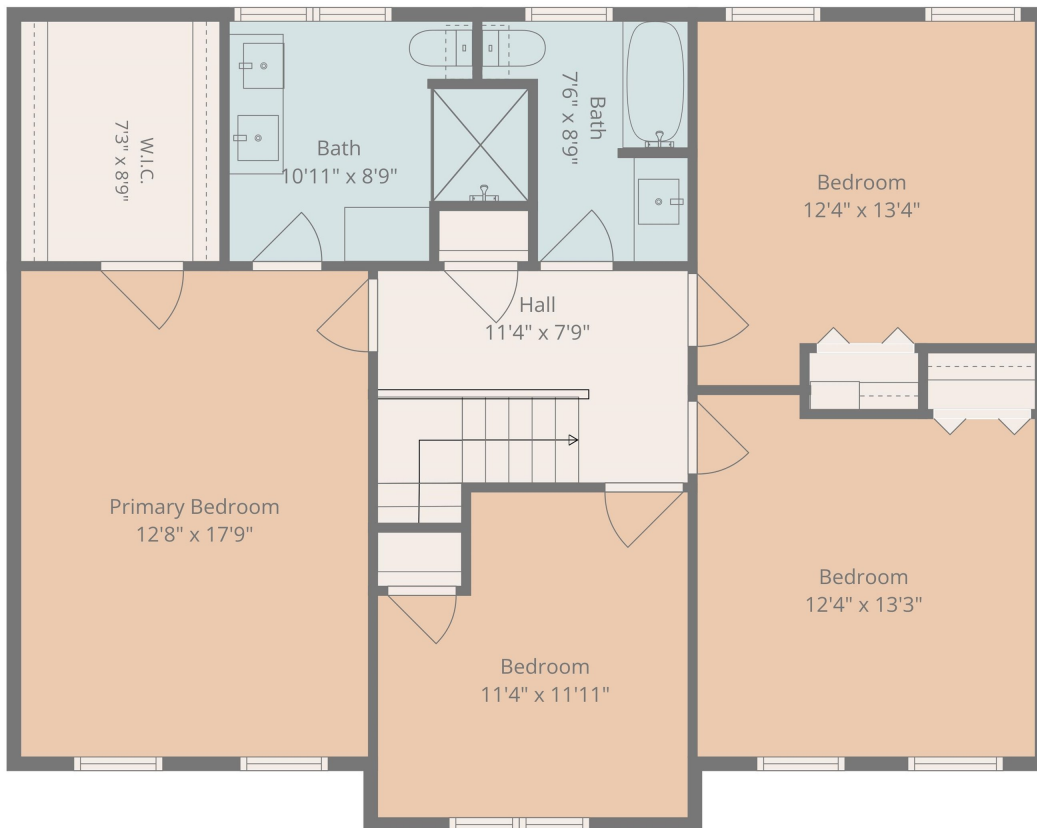




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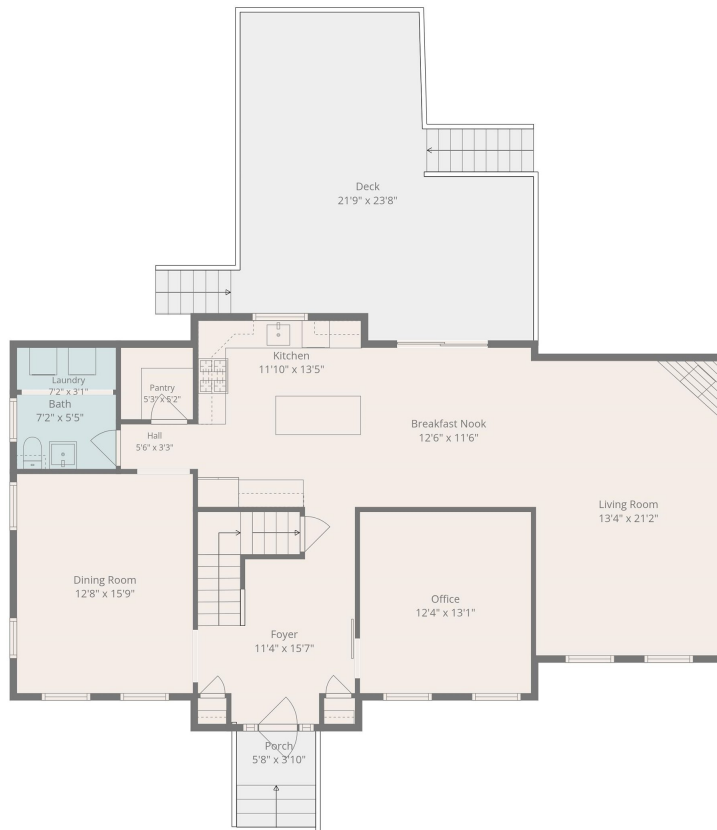


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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)



MASSACHUSETTS ASSOCIATION OF REALTORS®

THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 14 Bartlett Road, Methuen, MA 01844

Seller(s)/Owner(s) Khushbu Patel and Sagar Patel

How long owned 12/08 How long occupied same Approximate Year Built 1998

I. TITLE/ZONING/BUILDING INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):	☐	☒	☐	☐	
2.	Easement, Common Driveway, or Right of Way	☒	☐	☐	☐	Electrical Easement in woods after the grass ends.
3.	Zoning Classification(s) of property:			☒	☐	
4.	Has the City/Town issued notice of outstanding violation?	☐	☒	☐	☐	
5.	Have you been advised that current use is nonconforming in any way?	☐	☒	☐	☐	
6.	Do you know of any variances or special permits?	☐	☒	☐	☐	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	☒	☐	☐	☐	Extension of the deck required new footings to be poured.
7a.	Were permits obtained?	☒	☐	☐	☐	
7b.	Was the work approved by an inspector?	☒	☐	☐	☐	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	☒	☐	☐	☐	
7d.	Is there an outstanding notice of any building code violation?	☐	☒	☐	☐	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	☐	☒	☐	☐	
9.	Are there any known water drainage problems? Explain.	☐	☒	☐	☐	

II. SYSTEM AND UTILITIES INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
10.	STORAGE TANK					
10a.	Is or Has there ever been an underground storage tank?	☐	☐	☐	☒	
10b.	If yes, type of tank			☐	☐	
10c.	If yes, is it still in use?	☐	☐	☐	☐	
10d.	If not still in use, was it removed?	☐	☐	☐	☐	
10e.	Storage Tank: ☐ Leased ☐ Owned (See Hazardous Materials Disclosure Page 8)	☐	☐	☐	☐	

SELLER'S INITIALS

SP

KP

BUYER'S INITIALS

SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 2 of 8)



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II. SYSTEM AND UTILITIES INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type: <u>Forced Air Natural Gas</u>					upstairs HVAC replaced 1 year ago.
11b.	Age: <u>approx 1 yr</u>					
11c.	Are there any known problems with the heating system? Explain.	☐	☒	☐	☐	
11d.	Identify any unheated room or area:	☐	☐	☐	☒	
11e.	Provide approximate date of last service:	☐	☐	☐	☐	July 2025
11f.	Provide reason for service:			☐	☐	Installation of New unit in the attic

III. WATER, SEWER & OTHER UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: <u>50 Gallon Natural Gas Water Tank</u>			☐	☐	
12b.	Age: <u>< 1 yr</u>			☒	☐	
12c.	Are there any known problems with the hot water? Explain.	☐	☒	☐	☐	
13.	SEWAGE SYSTEM					
13a.	☒ Municipal ☐ Private Sewer	☐	☐	☐	☐	
13b.	If Private Sewer, describe type of system:			☐	☐	
13c.	Provide Name of Service Company			☐	☐	
13d.	Date it was last pumped:	☐	☐	☐	☐	Month Day Year
13e.	Frequency of Pumps:			☐	☐	
13f.	During your ownership has sewage backed up into house or onto yard? Explain.	☐	☐	☐	☐	
13g.	Is system shared with other homes?	☐	☐	☐	☐	
13h.	Was a Title 5 Inspection performed?	☐	☐	☐	☐	
13i.	Date of Inspection:	☐	☐	☐	☐	Month Day Year
13j.	Is a copy of Inspection attached?	☐	☐	☐	☐	
14.	PLUMBING SYSTEM					
14a.	Type: _____			☒	☐	
14b.	Problems? Explain.	☐	☒	☐	☐	
14c.	Bathroom ventilation problems? Explain.	☐	☒	☐	☐	

SELLER'S INITIALS

SP

KP

BUYER'S INITIALS

SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 3 of 8)



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III. WATER, SEWER & OTHER UTILITIES (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
15.	WATER SOURCE					
15a.	☒ Public ☐ Private	☐	☐	☐	☐	
15b.	Location _____			☐	☐	
15c.	Date Last tested: _____			☐	☐	Month _____ Day _____ Year _____
15d.	Report Attached?	☐	☐	☐	☐	
15e.	Water Quality problems? Explain.	☐	☐	☐	☐	
15f.	Flow rate: _____	☐	☐	☐	☐	_____ (gal. /min.)
15g.	Age of Pump: _____			☐	☐	
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	☐	☐	☐	☐	Age: _____ Type: _____

IV. ELECTRICAL SYSTEMS & UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
16.	ELECTRICAL SYSTEM					
16a.	Problems? Explain.	☐	☒	☐	☐	
17.	APPLIANCES					
17a.	List appliances that are included: Washer, Dryer, Gas Range, Microwave, Dishwasher, All the Refrigerators			☐	☐	
17b.	Problems? Explain.	☐	☐	☐	☐	
18.	SECURITY SYSTEM					
18a.	Type: ADT			☐	☐	
18b.	Age: > 5 yrs			☐	☐	
18c.	Provide Name of Service Company			☐	☐	ADT
18d.	Problems? Explain.	☐	☒	☐	☐	
19.	AIR CONDITIONING					
19a.	☒ Central ☐ Window ☐ Other. Explain.	☐	☐	☐	☐	upstairs only replaced last year.
19b.	Problems? Explain.	☐	☐	☐	☐	
20.	SOLAR PANELS					
20a.	☒ Leased ☐ Owned	☐	☐	☐	☐	
20b.	If leased, explain terms of agreement.			☐	☐	

V. BUILDING/STRUCTURAL INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	☐	☒	☐	☐	

SELLER'S INITIALS

SP
07/24/26
3:06 PM EDT
dotloop verified

KP
07/25/26
9:29 AM EDT
dotloop verified

BUYER'S INITIALS

SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 4 of 8)



MASSACHUSETTS ASSOCIATION OF REALTORS®

V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
22.	BASEMENT					
22a.	Problems (select any that apply): ☐ Water ☐ Seepage ☐ Dampness ☐ Other. Explain.	☐	☒	☐	☐	
22b.	Explain amount, frequency, and location of the problems selected in 22a.			☐	☐	
23.	SUMP PUMP					
23a.	If yes to 23, provide age and location.			☐	☐	
23b.	Problems? Explain.	☐	☐	☐	☐	
24.	ROOF					
24a.	Age: 2013			☐	☐	
24b.	Problems? Explain.	☐	☐	☐	☐	
24c.	Location of leaks/repairs:			☐	☐	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			☐	☐	Month Day Year
25b.	Problems? Explain.	☐	☐	☐	☐	
25c.	Presence of: ☐ Wood Stove ☐ Coal Stove ☐ Pellet Stove ☐ Gas Stove	☐	☐	☐	☐	
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	☐	☐	☐	☐	
25e.	If no to 25d, Explain.			☐	☐	
25f.	Is there any history of smoke/fire damage to structure? Explain.	☐	☐	☐	☐	
26.	FLOORS					
26a.	Type of floors under carpet/linoleum:			☐	☐	Plywood
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.	☐	☐	☒	☐	
27.	WALLS					
27a.	Interior Walls: Problems? Explain.	☐	☒	☐	☐	
27b.	Exterior Walls: Problems? Explain.	☐	☐	☐	☐	
28.	WINDOW/SLIDING DOORS/DOORS					
28a.	Problems? Explain.	☐	☐	☒	☐	
29.	INSULATION					
29a.	Does house have insulation?	☒	☐	☐	☐	

SELLER'S INITIALS

SP

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 5 of 8)



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V. BUILDING/STRUCTURAL INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type:	☐	☐	☐	☐	
29c.	Date Installed:	☐	☐	☐	☐	Month Day Year
29d.	Location:	☐	☐	☐	☐	

VI. ENVIRONMENTAL ISSUES

		Yes	No	Unknown	N/A	Description/Explanation
30.	ASBESTOS					
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	☐	☐	☒	☐	
30b.	Has a fiber count been performed?	☐	☐	☒	☐	
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)	☐	☐	☐	☐	
31.	LEAD PAINT					
31a.	Is lead paint present?	☐	☐	☒	☐	
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)	☐	☐	☐	☐	
31c.	If yes to 31a., describe abatement plan/ interim controls, if any:	☐	☐	☐	☐	
31d.	Has paint been encapsulated?	☐	☐	☒	☐	
31e.	If yes to 31d. provide date of encapsulation and by whom.			☐	☐	Month Day Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	☐	☐	☐	☐	
32.	RADON					
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)	☐	☐	☒	☐	
33.	MOLD					
33a.	Have you been advised of elevated levels of mold at the Property? Explain.	☐	☒	☐	☐	
34.	INSECTS					
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?	☐	☒	☐	☐	
34b.	If yes to 34a., explain treatment and dates: (See Chlordane Disclosure Page 8)			☐	☐	Month Day Year
35.	ENERGY AUDIT					
35a.	Has an Energy Audit been performed? If yes, attach a copy.	☐	☒	☐	☐	

VII. OUTDOOR AMENITIES & STRUCTURES

		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI					
36a.	Problems? Explain.	☐	☒	☐	☐	
36b.	Name of Service Company:			☐	☐	Self Care

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07/24/26
206 PA 101
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07/25/26
0259 PA 101
dotloop verified

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 6 of 8)

MASSACHUSETTS ASSOCIATION OF REALTORS®

VII. OUTDOOR AMENITIES & STRUCTURES (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	☐	☒	☐	☐	

VIII. CONDOMINIUM INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	☒	☐	☐	☐	5 Spaces
38b.	Of those spaces, identify the number that are: ☐ Deeded ☐ Exclusive Easements ☐ Assigned ☐ Unassigned or ☐ In Common area	☐	☐	☐	☐	Number of Spaces: Deeded _____ Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
39.	CONDO FEES					
39a.	Current monthly fees for Unit are: Are any of the following (39b.-39g.) included in the monthly fees:	☐	☐	☐	☐	
39b.	Heat	☐	☐	☐	☐	
39c.	Electricity	☐	☐	☐	☐	
39d.	Hot Water	☐	☐	☐	☐	
39e.	Trash Removal	☐	☐	☐	☐	
39f.	Landscaping	☐	☐	☐	☐	
39g.	Snow Removal	☐	☐	☐	☐	
40.	RESERVE FUND					
40a.	Has advance payment been made to a condo reserve fund?	☐	☐	☐	☐	
40b.	If yes to 40a, how much?			☐	☐	
41.	CONDO ASSOCIATION FUND					
41a.	Is owners' association currently involved in any litigation? Explain.	☐	☐	☐	☐	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.	☐	☐	☐	☐	

IX. RENTAL PROPERTY INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS					
42a.	Number of Units:			☐	☐	_____ Units
42b.	Has a unit been added/subdivided since original construction?	☐	☐	☐	☐	
42c.	If yes to 42b., was a permit for new/added unit obtained?	☐	☐	☐	☐	

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IX. RENTAL PROPERTY INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
43.	RENT	☐	☐	☐	☐	Rent \$ _____ /month _____
43a.	Expiration date of each lease:	☐	☐	☐	☐	Month _____ Day _____ Year _____
43b.	Any tenants without leases?	☐	☐	☐	☐	
43c.	Is owner holding last month's rent?	☐	☐	☐	☐	
43d.	Is owner holding security deposit?	☐	☐	☐	☐	
43e.	If yes to 43c. and/or 43de., has interest been paid?	☐	☐	☐	☐	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	☐	☐	☐	☐	
43g.	Is there any outstanding notice of sanitary code violation? Explain.	☐	☐	☐	☐	

X. MISCELLANEOUS INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
44.	Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain.	☐	☐	☐	☐	

XI. DESCRIPTION/EXPLANATION

XII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8)
The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

E. Radon Disclosure Clause (Question #32)
Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 8 of 8)



MASSACHUSETTS ASSOCIATION OF REALTORS®

B. Hazardous Materials Disclosure Clause (Question #10)

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure (Question #31)

Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, and as a result a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

F. Chlordane Disclosure Clause (Question #34b.)

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

XIII. Acknowledgment

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date _____

Seller

Sagar Patel

dotloop verified
07/24/26 3:06 PM EDT
U8JJ-BCDQ-PFSA-F4DO

Seller

Khushbu Patel

dotloop verified
07/25/26 9:29 AM EDT
M1P6-WLLE-MXHU-XEJW

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date _____

Buyer

Buyer

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SP
07/24/26
3:06 PM EDT
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9:29 AM EDT
dotloop verified

BUYER'S INITIALS

QUITCLAIM DEED

I, Gayatri N. Patel, married to Nitinkumar N. Patel, Sagar Patel and Khushbu Patel, a married couple, all from Methuen, Massachusetts for nominal consideration of One Dollar (U.S. \$1.00) grants to Sagar Patel and Khushbu Patel, husband and wife, as tenants by the entirety, of 14 Bartlett Road, Methuen, MA

with *quitclaim covenants* the following property in Essex County, Massachusetts.

The land with the buildings and improvements thereon, now known and numbered 14 Bartlett Road, in Methuen, Essex County, Massachusetts, being Lot 9 as shown on a plan entitled "Definitive Subdivision Plan Bartlett Road Estates, Methuen, Mass." Owner: Nancy Brain, Developer: Lake Realty Trust, Engineers: Stowers Associates, Inc., Scale 1" = 40', dated April 1995, as revised October 23, 1995, and recorded with the Essex North District Registry of Deeds as Plan NO. 12731.

Said Lot 9 contains 40,480 square feet, more or less, according to said Plan.

The premises is subject to restrictions imposed by the Town of Methuen Community Development Board recorded with said Registry at Book 4392, Page 87.

Subject to and with the benefit of easements, rights, reservations and restrictions of record, if any, so far as the same are in force and applicable.

Conveyed herewith is the right to use streets and ways as shown on said Plan in common with others entitled thereto, the Grantor reserving the fee in all streets and ways as shown on said Plan and the rights to transfer all easements as shown in said plan and the right to transfer all ways and rights of easements as shown on Plan to the Town of Methuen upon street acceptance. Meaning and intending to convey the same premises conveyed to the Grantor by deed of John H. Jalbert and Emily Jalbert as Trustees of Lake Realty Trust, dated August 17, 1998 and recorded with the Essex North District Registry of Deed at Book 5149, Page 256.

Meaning and intending to describe the same premises conveyed to above Grantor by deed dated December 1, 2008 and recorded on December 1, 2008 at the Essex County Registry of Deeds at Book 11390, Page 1.

Property Address: 14 Bartlett, Methuen, MA 01844

Witness our hands and seals as of November 15, 2017.

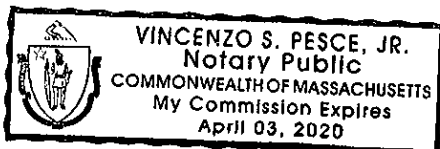
G. N. Patel
Gayatri N. Patel

N. N. Patel
Nitinkumar N. Patel

COMMONWEALTH OF MASSACHUSETTS

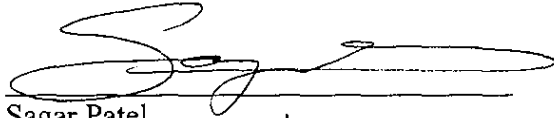
Essex, ss.

On this 15th day of November, 2017, before me, the undersigned notary public, personally appeared Gayatri N. Patel and Nitinkumar N. Patel proved to me though satisfactory evidence of identification, which was/were [X] Mass. Drivers' licenses or [] _____, to be the person(s) whose name(s) is/are signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

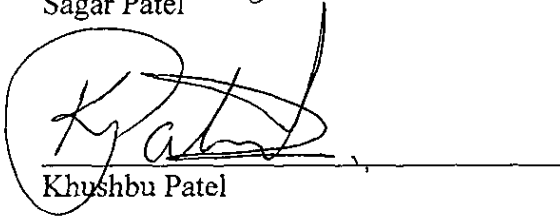


[Signature]
Notary Public
My commission expires 4-3-2020

Witness our hands and seals as of November 15, 2017.



Sagar Patel

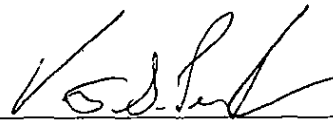


Khushbu Patel

COMMONWEALTH OF MASSACHUSETTS

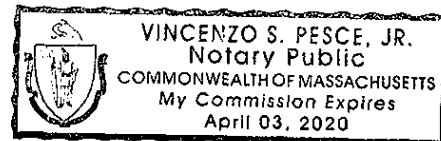
Essex, ss.

On this 15th day of November, 2017, before me, the undersigned notary public, personally appeared Sagar Patel and Khushbu Patel proved to me though satisfactory evidence of identification, which was/were [X] Mass. Drivers' licenses or [] _____, to be the person(s) whose name(s) is/are signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public

My commission expires



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:

14 Bartlett Road, Methuen, MA 01844

Sagar Patel Signature of Seller	Sagar Patel Print Name of Seller	07/06/2026 Date
Khushbu Patel Signature of Seller	Khushbu Patel Print Name of Seller	07/06/2026 Date
Signature of Buyer	Print Name of Buyer	Date
Nancy Dowling Signature of Seller’s Agent*	Nancy Dowling Print Name of Seller’s Agent*	07/06/2026 Date

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