



**Welcome to  
Deer Hedge Run Condominiums  
Maynard Massachusetts**

**Easy living west of Boston!**

To find out about available listings contact  
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Built between 1987 and 1994 by Hayes Development Corporation of Concord, Deer Hedge Run is conveniently located just off Powdermill Road (Rt. 62) on the Acton, Sudbury, and Concord line – minutes to Route 117, Route 2, and the commuter rail to Cambridge and Boston.

The 37 acre+ site includes 155 town-house units in 24 buildings with a paved road, sidewalk and hiking trails.

Residents enjoy facilities that include a clubhouse with a living room, dining room, and full kitchen for

entertaining and association meetings. The lower level has a mirrored fitness room and rest rooms.



There is an outdoor heated swimming pool and a tennis court. The well-lit privacy of the site provides residents with an excellent place for year-round walking and running.



Thoughtfully designed townhouses layouts vary, but each includes 2 spacious bedrooms, 1.5 baths, generous closet space, dining areas that fit a full-size table, full basement, decks, and parking for 2 cars.

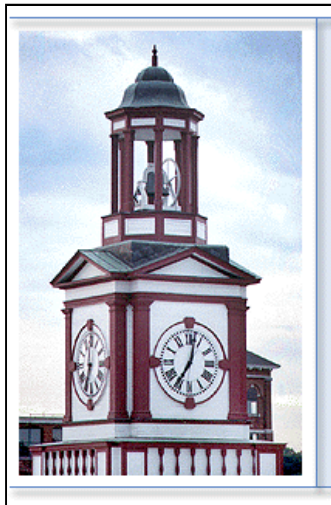
Most units have a finished third-floor loft with a skylight and some



also have a wood-burning fireplace. The lofts add excellent space for a home-office, family-room or guestroom. Some also have a finished walk-out basement with sliding glass doors that may include a laundry room, an additional bathroom and living area. The living space for 3 levels is approximately 1586 square feet; units with four finished levels have approximately 2105 square feet of living space. There are 2 parking spaces for each unit. Most buildings have a guest space and there is additional guest parking at the clubhouse. Domestic pets are allowed provided owners responsible.



**The association** is governed by a five member board of trustees and is self-managed with a part-time on-site office manager and professional consultants for large-scale projects. The monthly condo fee includes master insurance, exterior building maintenance, snow removal, landscaping, recreation facilities, road maintenance and street lights. The town of Maynard provides trash pick up using a pre-paid sticker system and free recycling on alternate weeks. The site has town water and sewer and each unit owner is billed separately by the town.



**About Maynard** – Often referred to as the “Harvard Square of metro-west”, Maynard is located approximately 25 miles northwest of Boston Massachusetts.

Although Maynard is modest in population, it has managed to attract a number of high technology firms, due in part to its strategic location in close proximity to Route 128 as well as Routes 2 , 2A, and 117. This remarkably balanced and diverse community encompasses an attractive mix of quiet, residential neighborhoods along tree-shaded streets as well as commercial and industrial sectors.

Maynard features a number of pleasing residential neighborhoods that provide a combination of well-kept older homes and newer construction in many architectural styles and price ranges. The active downtown offers a good collection of small shops, restaurants and services as well as a movie theatre and art space. Additional shopping can be found in adjacent Acton and Concord. Commuter rail service to Cambridge and Boston is also available just a few minutes away.

Facilities for leisure activities include a community center with recreational programs, community theatre, concerts, a country club, golf course, sports fields, playgrounds, tennis courts, a walking track , skating rink and a new state-of-the-art library. The town just voted an override to fund new fire and police stations.

***More town-houses in Maynard*** – In addition to Deer Hedge Run, Maynard is also home to two similar town-house condominium developments built by the same developer.

Apple Ridge, built in 1985 has 75 units and is located on off Summer Street near the Stow line. The Oak Ridge development, built in 1983, has 90 units and is conveniently located off Waltham Street near the Sudbury border.

Call 508-596-3501 or e-mail [MarilynMessenger@realtor.com](mailto:MarilynMessenger@realtor.com) for additional information.

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