



Andover Affordable unit for Resale

Riverside Woods condominium

4 Francis Drive, unit 311

\$428,000

Located at 459 River Road in Andover, Riverside Woods is a 62+ community privately set along wooded conservation trails to the Merrimack River. Built by Pulte Homes, the development is comprised of 186 lowrise, townhome and detached single family home units. This unit is a garden style, which is elevated with 4 floors and 50 units. Units feature a contemporary kitchen, in unit laundry, convenient gas cooking and dishwasher. High quality and low maintenance. This community also offers easy access to major highways, great restaurants, coffee shops, Stop & Shop, Whole Foods, and more.

Building Features:

- Elevator
- Clubroom

Unit Features:

- 2 Bedroom
- 2 Bathroom
- Central Air
- In-Unit Laundry
- Breakfast Bar
- Owner's suite with 2 Walk in Closets
- Living Room, Den/Flex room and Balcony

Unit 311 in Building 4 contains a Living room, Kitchen, Den/Dining/Flex room, Master BR suite with walk-in closet and full bathroom, utility room with washer and dryer, balcony. The unit has access to a designated Off-Street Parking Space. 1330 sq. ft.

Additional monthly Condo Fee of \$206 The 2025 Andover tax rate is \$12.49

Unit will be sold to eligible applicants determined by a complete application that includes ALL information requested. Unit is affordable and deed restricted.

- **Maximum Household Gross Income Limits 120%: Household size determines income.**
1 person - \$118,800 2 people - \$135,720 3 people - \$152,640
- **Maximum Household Asset Limit \$550,000**
- **At least one household member must be 62 years of age or older and the remaining household members must be 18 years of age or older.**
- **You Must include a mortgage Pre-approval letter for a loan that is a fixed rate.**

Priority given to households that fully occupy the unit.

Application available at [Available Homes — Andover Community Trust \(andoverclt.org\)](https://www.andoverclt.org) or email info@andoverclt.org

APPLICATION DEADLINE November 4, 2025, 4 PM

VIEWING October 25, 2025 1-3 pm 4 Francis Drive, Andover, MA 01810

Questions ANDOVER COMMUNITY TRUST at info@andoverclt.org or 978.276.9228

Information subject to change.

