

## Premier Real Estate

### MLS # 72268635 - New Single Family - Detached



**16 Hazel St  
Uxbridge, MA 01569-2407  
Worcester County**

List Price: **\$299,900**

Style: **Colonial, Farmhouse**

Total Rooms: **6**

Color:

Bedrooms: **4**

Grade School: **Taft**

Bathrooms: **2f 0h**

Middle School: **McCloskey**

Master Bath:

High School: **Uxbridge High**

Fireplaces: **1**

Handicap Access/Features:

Directions: **Rt 122 to Hazel Street. 5 Minutes from Rt 146, 15 minutes to 495 & 20 minutes to Mass Pike.**

### Remarks

**Must see updated 4 bedroom, 2 full bath antique farmhouse that maintains much of its antique qualities and charm, such as original hardwood floor, crown moldings, detailed front door, tin ceilings on both levels and a built-in china cabinet. The kitchen is recently remodeled and includes newer refrigerator, brand new microwave, Gas stove, and upgraded soft close cabinets. A fantastic 18x20 family room was added in 1999 and includes a gas fireplace and oversized sliding doors that lead out to a huge deck. This addition also added an over-sized master bedroom on the second floor. The large level backyard is pet friendly and includes gardens and several fruit trees. Plenty of space for the whole family.**

### Property Information

Approx. Living Area: **1,919 Sq. Ft.**

Approx. Acres: **0.36 (15,681 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Gas**

Parking Spaces: **3 Off-Street, Tandem, Improved Driveway, Stone/Gravel**

Living Area Source: **Public Record**

Cool Zones: **Window AC**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wood
Dining Room:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Wood
Family Room:	1		Fireplace, Exterior Access, Slider, Sunken
Kitchen:	1		Flooring - Vinyl, Cabinets - Upgraded, Exterior Access, Remodeled
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet
Bedroom 3:	2		Closet
Bedroom 4:	2		Closet
Bath 1:	1		-
Bath 2:	2		-
Laundry:	B		-

### Features

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

Basement: **Yes Full, Bulkhead**

Beach: **No**

Electric: **Circuit Breakers, 200 Amps**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Deck - Wood, Gutters, Screens, Fruit Trees, Garden Area**

Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Poured Concrete, Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Cleared, Level**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

### Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Portable Barn, Hot Tub, and Swing Set. Washer/Dryer are Negotiable**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1920** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:018.B B:2984 L:0000.0**

Assessed: **\$255,100**

Tax: **\$4,326** Tax Year: **2017**

Book: **53693** Page: **156**

Cert: **000000041115**

Zoning Code: **RES**

Map: **M018.B** Block: **2984** Lot: **0000.0**

## Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Leesa Michael (401) 301-9110**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings at following link (24 Hour):**  
**<http://www.premeerrealestate.com/property/72268635>**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

## Firm Remarks

**24 Hour Notice for showings. Please be respectful of the Alpacas in the backyard. Attached recorded plot map is the correct land being conveyed.**

## Market Information

Listing Date: **1/8/2018**

Days on Market: Property has been on the market for a total of **49** day(s)

Expiration Date:

Original Price: **\$299,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **49** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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