



**MLS # 71772039 - New  
Single Family - Detached**

**5 Pine Acres Rd  
Spencer, MA 01562-2912  
Worcester County**

List Price: **\$220,000**

Style: **Ranch**  
Color: **Blue**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Master Bath: **Yes**  
Fireplaces: **0**

Directions: **Thompson Pond Road to Pine Acres Road**

**Remarks**

**Beautiful open floor plan home on a dead end street leading to Thompson Pond. Cathedral ceilings, hardwoods throughout living room and dining area with sliders. Cabinet packed spacious kitchen with breakfast nook and recessed lighting. This home offers 3+ bedrooms, additional room has hardwood floors and closet could be used to suit your needs! Master Bedroom suite includes hardwood floors, double closets and a Master Bathroom with double sinks, stand up shower and tile flooring. Washer and Dryer hookups are on the main floor for convenience. Walkout basement has been semi-finished with a game room. Additional rooms have walls and are ready for you to finish for additional space! Also features, 2-car garage under on almost 2 acres of land. Roof is only 6 years young. Minutes to Worcester, Route 9 and Route 31. Ask your Realtor for video guided showing link to see for yourself!**

**Property Information**

Approx. Living Area: **1650 sq. ft.**      Approx. Acres: **1.8 (78295 sq. ft.)**      Garage Spaces: **2 Under**  
Living Area Includes:      Heat Zones: **Hot Water Baseboard, Oil**      Parking Spaces: **16 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:  
Living Area Disclosures: **DOES NOT INCLUDE Basement finished space**  
Disclosures: **Title V inspection will be completed by Seller**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Flooring - Hardwood
Kitchen:	1		Ceiling - Cathedral, Flooring - Laminate, Dining Area, Breakfast Bar / Nook, Recessed Lighting
Master Bedroom:	1		Bathroom - 3/4, Bathroom - Double Vanity/Sink, Closet, Flooring - Hardwood
Bedroom 2:	1		Closet
Bedroom 3:	1		Closet
Bath 1:	1		Bathroom - Full, Dryer Hookup - Electric, Washer Hookup
Bath 2:	1		Bathroom - 3/4, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile
Office:	1		Closet, Flooring - Hardwood

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Electric: **200 Amps**  
Exterior: **Wood**  
Exterior Features: **Porch, Deck**  
Flooring: **Wood, Tile, Vinyl, Wood Laminate**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Interior Features: **Central Vacuum**  
Lot Description: **Wooded**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
Water Utilities: **Private Water**

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions: **Seller's Personal Property**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1987** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:00U36 B:00015 L:00000**  
Assessed: **\$203,900**  
Tax: **\$2681** Tax Year: **2014**  
Book: **31650** Page: **277**  
Cert: **00250258**  
Zonina Code: **Res**

Water View: **No**, --

Map: Block: Lot:

## Office/Agent Information

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

Listing Agent: **Jennifer C. Jones**  (774) 696-7002

Team Member:

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, Appointment Required, Sign, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:  
[www.premeerrealestate.com/property/71772039](http://www.premeerrealestate.com/property/71772039)**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

## Firm Remarks

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**Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc:  
<http://www.premeerrealestate.com/property/71772039> Deferred Showings until Sunday November 30th!**

## Market Information

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Listing Date: **11/25/2014**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **5/25/2015**

Original Price: **\$220,000**

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 **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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