

Premier Real Estate

MLS # 72280535 - New  
Single Family - Detached



6 Fairbanks Ct  
Douglas, MA: East Douglas, 01516-2439  
Worcester County

List Price: \$334,999

Style: Colonial

Total Rooms: 6

Color:

Bedrooms: 3

Grade School:

Bathrooms: 1f 1h

Middle School:

Master Bath: No

High School:

Fireplaces: 0

Handicap Access/Features:

Directions: SE Main to Linden to Fairbanks Court - 10 minutes to Route 146.

Remarks

BEAUTIFUL home in Douglas with 3 bedrooms and 1.5 bathrooms on over 2 acres of land. New siding with shutters (late 2017), new windows (almost all in late 2017), new well pump in 2018. Boiler was installed in 2011 and water heater in 2014. Almost every room was freshly painted. Gorgeous front-to-back master with TWO walk-in closets. Formal dining room and huge dining area in the amazing kitchen with sliders that lead to a multi-level deck in the back yard. 3 bonus rooms with closets in finished lower level. Absolutely nothing to do but move right in!!

Property Information

Approx. Living Area: 2,125 Sq. Ft. Approx. Acres: 2.12 (92,261 Sq. Ft.) Garage Spaces: 0  
Living Area Includes: Finished Basement Heat Zones: 3 Hot Water Baseboard, Oil Parking Spaces: 4  
Living Area Source: Public Record Cool Zones: None Approx. Street Frontage:  
Living Area Disclosures: Includes approx. 508 square feet of finished lower level  
Disclosures: Subject to sellers relocating for employment. Utility easement.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Closet, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Slider, Stainless Steel Appliances, Peninsula
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Laminate
Laundry:	1		Bathroom - Half
Bonus Room:	B		Closet, Flooring - Wall to Wall Carpet
Office:	B		Closet, Flooring - Wall to Wall Carpet

Features

Appliances: Wall Oven, Dishwasher, Countertop Range, Refrigerator  
Basement: Yes Full, Partially Finished, Walk Out, Concrete Floor  
Beach: No  
Construction: Frame  
Electric: Circuit Breakers, 100 Amps  
Energy Features: Insulated Windows, Storm Doors, Prog. Thermostat  
Exterior: Vinyl  
Exterior Features: Porch, Deck - Wood, Storage Shed  
Flooring: Tile, Wall to Wall Carpet, Hardwood  
Foundation Size:  
Foundation Description: Poured Concrete  
Hot Water: Oil, Tank  
Interior Features: Cable Available  
Lot Description: Easements  
Road Type: Public, Paved, Publicly Maint., Cul-De-Sac  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: Private Sewerage - Title 5: Not Done  
Utility Connections: for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup,

Other Property Info

Adult Community: No  
Disclosure Declaration: No  
Exclusions: washer/dryer negotiable.  
Home Own Assn: No  
Lead Paint: Unknown  
UFFI: Warranty Features: No  
Year Built: 1998 Source: Public Record  
Year Built Description: Actual  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

Tax Information

Pin #: M:0245 B:0000001 L:  
Assessed: \$279,600  
Tax: \$4,493 Tax Year: 2018  
Book: 52967 Page: 166

**Icemaker Connection**Water Utilities: **Private Water**Waterfront: **No**Water View: **No**

Cert:

Zoning Code: **RA**Map: **245** Block: Lot: **1****Office/Agent Information**Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390Listing Agent: **Heather McIntyre**  (774) 487-4766

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**Special Showing Instructions: **Please book showings at following link (24 Hour):****<https://www.premeerrealestate.com/property/722805>****Compensation**Sub-Agent: **Not Offered**Buyer Agent: **2.5%**Facilitator: **1%**Compensation Based On: **Net Sale Price****Firm Remarks****Sellers request as close to 24 hour notice as possible. Showings will begin Tuesday 2/13.****Market Information**Listing Date: **2/12/2018**Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$334,999**

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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