

Premier Real Estate

**MLS # 72209843 - New
Single Family - Detached**



**106 Charlton Rd
Spencer, MA 01562-2725
Worcester County**

List Price: **\$199,900**

Style: **Cape**
Color: **White**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Rt. 31**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Remarks

DON'T MISS OUT!!! Well-Maintained Cape Style Home on over an Acre of Land is set back from the road and buffered by mature shrubs....Eat-in Kitchen with wood floors, Dining Room w closet for additional storage and hardwood floors. Large Living Room has hardwood floors, full picture window that let's in plenty of light! The first floor Master Bedroom has a good size closet, hardwood floors and great space. The second-floor offers 2 good size bedrooms both with hardwood floors and closets. The side entry has a mudroom and closet for your convenience. This home has vinyl windows, newer roof, septic, well, hot water heater and oil tank. Unfinished basement - room for storage or finish for more living space. Large Storage Shed in the backyard. In addition, the yard is beautiful and so much space for entertaining, playing and enjoying the outdoors with a private yard. Minutes away from Howe State Park, the Center of Town, Rt. 9 & Rt. 20! CALL TODAY BEFORE IT'S GONE!

Property Information

Approx. Living Area: **1,224 Sq. Ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:
Disclosures: **lot may be subdivided.**

Approx. Acres: **1.04 (45,436 Sq. Ft.)**
Heat Zones: **Hot Water Baseboard, Oil**
Cool Zones: **Window AC**

Garage Spaces: **0**
Parking Spaces: **6 Off-Street**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Wood
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	2		-
Bedroom 3:	2		-
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet
Laundry:	B		-

Features

Appliances: **Range, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Electric: **200 Amps**
Exterior: **Vinyl**
Exterior Features: **Gutters, Storage Shed, Stone Wall**
Flooring: **Wood**
Foundation Size:
Foundation Description: **Concrete Block, Fieldstone**
Hot Water: **Electric**
Lot Description: **Wooded, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Stainless steel fridge excluded. White fridge in the basement will stay**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1952** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:00R23 B:00037 L:00000**
Assessed: **\$156,300**
Tax: **\$2,185** Tax Year: **2017**
Book: **50206** Page: **72**
Cert: **000000159736**
Zoning Code: **SR**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Premier Real Estate, Inc. (508) 278-5390**
Listing Agent: **Jones Team (774) 696-7002**
Team Member(s): **Jennifer C. Jones (774) 696-7002**
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: **Other (See Special Showing Instructions)**
Showing: Facilitator: **Other (See Special Showing Instructions)**
Special Showing Instructions: **Text address and MLS ID with showing request 774.696.7002**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1.0**
Compensation Based On: **Net Sale Price**

Firm Remarks

24 hours preferred

Market Information

Listing Date: **8/6/2017**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$199,900**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

