



MLS # 71764881 - New Single Family - Detached

**90 Brandy Ln
Uxbridge, MA 01569-1440
Worcester County**

List Price: **\$264,900**

Style: **Raised Ranch**
Color: **White**
Grade School: **Taft**
Middle School: **WhitinMckloskey**
High School: **Uxbridge HS**
Handicap Access/Features:
Directions: **Rt 122 to East Hartford Ave, right on West River, Left on My Way - 20 Min to 495 - 10 Min to 146**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **1**

Remarks

Privacy and nature accompany this wonderful 3 bedroom home. Shows like a model and ready for the next owner to move right in. 1.79 acres of quiet in this great neighborhood with plenty of wildlife seen just off the back deck as you enjoy your morning coffee. 3 bedroom home currently set up as a 2 - conversion back would not take much. Space for formal living upstairs with great wood burning fireplace and a nice open family room downstairs. Set well back from the road - your private oasis awaits. 3 bedroom septic replaced in 2010, recent roof and windows, deck and patio out back. Ask your Realtor for guided video tour link!

Property Information

Approx. Living Area: **1373 sq. ft.** Approx. Acres: **1.79 (77972 sq. ft.)** Garage Spaces: **2 Under, Garage Door Opener**
Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures: **Includes finished family room in lower level (Appx 275 sqft)**
Disclosures: **Living areas approximate - buyer to verify.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11x13	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Family Room:	B	12x22	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1	10x19	Ceiling Fan(s), Dining Area, Pantry, Deck - Exterior
Master Bedroom:	1	11x14	Bathroom - Half, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1	11x10	Flooring - Wall to Wall Carpet
Bedroom 3:	1	11x10	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - With Tub & Shower, Closet, Flooring - Vinyl
Bath 2:	1		Bathroom - Half
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Basement: **Yes Full, Finished, Walk Out, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Storm Doors**
Exterior: **Vinyl**
Exterior Features: **Deck - Composite, Fenced Yard**
Flooring: **Wall to Wall Carpet, Laminate**
Foundation Size:
Foundation Description: **Poured Concrete**
Insulation: **Full**
Lot Description: **Wooded, Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **Citv/Town Water**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1992** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:008.0 B:4182 L:0000.0**
Assessed: **\$240,400**
Tax: **\$4161** Tax Year: **2014**
Book: **50049** Page: **46**
Cert: **0000146800**
Zonina Code: **RES A**

Waterfront: **No**

Map: Block: Lot:

Office/Agent Information

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

Listing Agent: **Brian O'Neill** (508) 446-1932

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

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

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:
www.premeerrealstate.com/property/71764881**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

**Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealstate.com/property/71764881>**

Market Information

Listing Date: **11/3/2014**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date: **2/3/2015**

Original Price: **\$264,900**

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:

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