

Premier Real Estate

**MLS # 72136284 - New
Single Family - Detached**



**43 Hawthorne St
Auburn, MA 01501-3003
Worcester County**

List Price: **\$269,900**

Style: **Cape, Bungalow**

Total Rooms: **6**

Color: **Blue**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Handicap Access/Features:

Directions: **Rt 20 to Greenwood St to Hawthorne St (Dead End) - 3 Min to MA Pike & 146 N/S!!!**

Remarks

LOADS UP UPDATES, SPACE AND FUN! This stunning home boasts many updates/upgrades so all you have to do is MOVE IN! Updates include: kitchen (13), bathrooms (13), furnace (13), HW Heater (13), french drain system w/batt. backup pump (13), bedroom carpets (13), above-ground salt water pool (14), etc. Enjoy your large open living room, dining room and kitchen (all with gorgeous hardwoods and recessed lighting) along with first-floor laundry and large master w/walk-in! Toss in a large two-car detached garage, huge cleared fenced-in backyard, pergola w/fan on your sweet back-deck and you'll ready to call it HOME! Located towards the end of a dead-end road while only 3 min to MA PIKE & RTE 146! Don't wait!

Property Information

Approx. Living Area: **1,684 Sq. Ft.**

Approx. Acres: **0.48 (21,000 Sq. Ft.)**

Garage Spaces: **2 Detached, Garage Door Opener**

Living Area Includes:

Heat Zones: **Forced Air, Oil**

Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Spacious living area! Buyer to verify living area.**

Disclosures: **Small portion of the property (0.16 acres) is located in Millbury. All structures are in Auburn (0.32 acres). Two tax bills are paid but extremely EASY and cause no complications or issues at all per seller.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Closet, Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	2		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1		Closet, Flooring - Laminate
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes Full, Interior Access, Sump Pump, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Covered Patio/Deck, Pool - Above Ground, Fenced Yard**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete, Concrete Block**
Hot Water: **Electric, Tank**
Lot Description: **Paved Drive, Cleared, Fenced/Enclosed**
Road Type: **Public, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer and Pellet Stove is Negotiable.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1930** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0028 L:0014**
Assessed: **\$203,200**
Tax: **\$3,727** Tax Year: **2017**
Book: **50827** Page: **235**
Cert: **000000051841**
Zoning Code: **HB**
Map: **0028** Block: **0014** Lot:

Waterfront: **No**
Water View: **No**

Map: 0020 Block: 0017 Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate Inc.**  (401) 274-6201

Listing Agent: **Chris Whitten**  (401) 527-1004

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

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

Special Showing Instructions: **Please book showings at following link (24 Hour):**
<http://www.premeerrealestate.com/property/72136284>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Open to showing and offers before the planned open house! Please schedule all showings at the link in 'Showing Instructions'. I'll reply fairly quickly with a response/confirmation and showing instructions.

Market Information

Listing Date: **3/27/2017**

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

Expiration Date:

Original Price: **\$269,900**

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 **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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