

Premier Real Estate

**MLS # 71888668 - Price Changed
Single Family - Detached**



**27 Klebart Ave
Webster, MA 01570-2913
Worcester County**

List Price: **↓ \$154,900**

Style: **Colonial**
Color: **WHITE**
Grade School: **Park Ave**
Middle School: **Webster Middle**
High School: **Bartlett**
Handicap Access/Features:
Directions: **395 to Thompson to Klebart**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **1**

Remarks

Spacious open floor-plan with loads of hardwood! Enjoy your fireplace in your open living room with lots of natural light. Invite the whole family over in your huge dining room! Four good sized beds upstairs all with hardwoods, closets, and ceiling fans. Great deck and yard for relaxing, playing with the kids, or a family party. Separate two car garage great for the winter months or for man-town! Subject to lender/third party approval.

Property Information

Approx. Living Area: **1850 sq. ft.** Approx. Acres: **0.16 (7187 sq. ft.)** Garage Spaces: **2 Detached**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:
Living Area Disclosures: **Includes three season room into year round space**
Disclosures: **Sold As-Is and subject to lender approval. Buyer to perform due diligence on all verifiable information.**
Professional Short Sale Negotiator in Place. Portion of driveway is a private road.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 4:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Full
Bath 2:	1		Bathroom - Half

Features

Basement: **Yes Full, Walk Out**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Oil**
Lot Description: **Paved Drive, Gentle Slope**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Lender Approval Required**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1930** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **Yes**
Lender Owned: **No**

Tax Information

Pin #: **M:0003P B:9**
Assessed: **\$158,100**
Tax: **\$2321** Tax Year: **2015**
Book: **34275** Page: **85**
Cert: **140346**
Zoning Code: **SFR-12**

Water View: **No**, --

Map: Block: Lot:

Office/Agent Information

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

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

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: **Please book showings ONLY at following link:**

<https://www.premeerrealestate.com/property/7188866>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **3**

Facilitator: **2**

Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Co-broke commission based off of 50/50 split of short sale lender approved commission. Please share this link with your buyers as it includes a video guided showing, etc: <https://www.premeerrealestate.com/property/7188866>

Market Information

Listing Date: **8/12/2015**

Days on Market: Property has been on the market for a total of **76** day(s)

Expiration Date: **1/13/2016**

Original Price: **\$209,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **76** day(s)

Office Market Time: Office has listed this property for **76** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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