

Premier Real Estate

MLS # 72370310 - New

Condo - Half-Duplex



52 Taft Hill Ln - Unit 52
Uxbridge, MA 01569-3142
Worcester County

List Price: **\$339,900**

Unit Placement: **Street, End, Walkout**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School: **Taft ELC**

Bathrooms: **2f 1h**

Middle School: **Whitin**

Master Bath: **Yes**

High School: **Uxbridge High**

Fireplaces: **1**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **From Route 146 Exit 3 to Route 16 (Douglas St) heading East to Taft Hill Lane.**

Remarks

WELCOME TO SUMMERFIELD AT TAFT HILL! This beautiful pet-friendly 'active adult community' is everything you have been looking for! Single level living and as an added bonus this home has a walk-out basement that is partially finished and boasts 10' ceilings, gas fireplace, loads of natural sunlight and a convenient half bath. The popular Dover model also features a great space for guests as well as an extra sitting room! Enjoy central AC this summer and natural gas heat in the colder months. The home also boasts loads of gleaming hardwoods, first floor laundry and low condo fees!!! This Energy Star rated home was built with 2 x 6 construction and has a center wall construction design that will make you feel like you are living in a single family home without all the maintenance. Come see what the active adult lifestyle could offer you! Conveniently located off of route 16 and just minutes to Rte 146. **LOWEST CONDO FEES AROUND!!! QUICK CLOSE POSSIBLE!!!**

Property Information

Approx. Living Area: **1,508 Sq. Ft. (\$225.40/Sq. Approx. Acres:**

Garage Spaces: **2 Attached, Garage Door Opener, Insulated**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **4 Off-Street**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air, ENERGY STAR**

Levels in Unit: **1**

Living Area Disclosures: **Add't 500 sq ft + finished walkout with 10' + basement ceiling height. Energy Star Certified Home**

Disclosures: **Energy Star Certified Home - Irrigation is through a private well and is part of Association Fee.**

Complex & Association Information

Complex Name: **Summerfield at Taft Hill**

Units in Complex: **130 Complete: Yes**

Units Owner Occupied: **130 Source:**

Association: **Yes Fee: \$202 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Hardwood, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Gas Stove, Peninsula
Master Bedroom:	1		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Vinyl, Dryer Hookup - Gas, Washer Hookup
Bonus Room:	B		Fireplace, Flooring - Wall to Wall Carpet, Cable Hookup, Slider
Den:	1		Flooring - Hardwood, Cable Hookup

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School**

Appliances: **Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR, Oven - ENERGY STAR**

Association Pool: **No**

Other Property Info

Adult Community: **Yes**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions:

Facina Direction: **West**

Basement: **Yes Partially Finished, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame, Conventional (2x4-2x6)**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Attic Vent Elec., Prog. Thermostat, Solar Tubes**
Exterior: **Clapboard, Vinyl, Shake, Composite**
Exterior Features: **Porch, Deck - Vinyl, Deck - Composite, Decorative Lighting, Screens, Gutters, Professional Landscaping, Sprinkler System**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Full, Fiberglass**
Interior Features: **Cable Available, Whole House Fan, Finish - Sheetrock**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Large Dogs (Over 25 lbs), Breed Limitations (See Remarks)**
Restrictions: **Adult Community, RV/Boat/Trailer, Other (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water, Individual Meter**
Terms: **Seller W/Participate**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Green Certified: **Unknown**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built/Converted: **2005**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:023.0 B:4435 L:0005.B**
Assessed: **\$323,800**
Tax: **\$5,560** Tax Year: **2018**
Book: **53986** Page: **160**
Cert: **00118464**
Zoning Code: **102**
Map: **023.0** Block: **4435** Lot: **0011.A**

Office/Agent Information

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

Listing Agent: **Shelley Ferrage**  (508) 714-6369

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: **Call List Agent, Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings ONLY at following link: www.premeerrealestate.com/property/72370310**

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 buyers as it includes a video guided showing:
<http://www.premeerrealestate.com/property/72370310>**

Market Information

Listing Date: **7/30/2018**

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

Expiration Date:

Original Price: **\$339,900**

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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