

Premier Real Estate

MLS # 72358791 - New

Multi Family - 2 Family - 2 Units Up/Down



79 Douglas St  
Uxbridge, MA 01569-2401  
Worcester County

List Price: \$339,900

Color: White

Total Floors: 3

Total Units: 2

Total Rent: \$0

Grade School:

Middle School:

High School:

Directions: 79 Douglas St is Rte 16 - Minutes away from Rte 146 and walking distance to downtown Uxbridge

Total Rooms: 11

Total Bedrooms: 5

Total Bathrooms: 3f 0h

Total Fireplaces: 0

Remarks

BEAUTIFUL TWO-FAMILY WITH LARGE BARN. Move right in and owner occupy or convert this home back to a spacious single-family. The possibilities are endless with 2 large units that each boast 2 bed/1 bath and over 1200 square feet of living area. Enjoy bonus living space in your finished third floor which also includes a good-size bedroom, office/studio and bath. You'll be blown away by the recently painted barn that's perfect for storage, a workshop, garage space, etc. This property has many great updates including newer electrical panels and service meters (2013), architectural shingled roof (2014), full exterior painting (2014) and two natural gas furnaces (2011). The roof and basement rim joists were recently insulated with Icynene open cell spray foam (2013). Location wise you're only a short walk to downtown Uxbridge and a couple minutes away from Rte 146. Toss in a spacious fenced-in backyard and you'll fall in love!

Property Information

Approx. Living Area: 3,100 Sq. Ft.	Approx. Acres: 0.7 (30,453 Sq. Ft.)	Garage Spaces: 1
Living Area Includes:	Heat/Cool Zones:	Parking Spaces: 6
Living Area Source: Other	Heat/Cool Units: 2	Approx. Street Frontage:
Living Area Disclosures: Includes finished third level. Buyer to verify GLA		
Disclosures: Seller previously had a lead inspection and assessment done in 2013. All reports are available for buyer and buyer agent review.		

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income:
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income:
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions

<b>Unit #1</b>	Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
	Rooms: Living Room, Kitchen, Laundry							
	Appliances: Range, Refrigerator							
	Interior Features: Crown Molding, Hardwood Floors							
	Heating: Forced Air, Gas, Individual							

<b>Unit #2</b>	Rooms: 7	Bedrooms: 3	Bathrooms: 2f 0h	Fireplaces: 0	Levels: 2	Floor: 2	Rent: 0	Lease: No
	Rooms: Living Room, Kitchen, Office/Den							
	Appliances: Range, Refrigerator							
	Interior Features: Pantry, Fireplace - Natural Gas, Hardwood Floors, Walk-In Closet, Remodeled, Stained Glass Window(s)							
	Heating: Forced Air, Gas, Individual							

Features

Basement: Yes  
Beach: No  
Electric: Circuit Breakers, 100 Amps, Individually Metered  
Exterior: Aluminum  
Exterior Features: Porch, Barn/Stable  
Flooring: Wood, Tile, Hardwood  
Foundation Size:  
Foundation Description: Granite  
Hot Water: Natural Gas, Tank  
Lot Description: Fenced/Enclosed, Level

Other Property Info

Disclosure Declaration: No  
Exclusions: Upright freezer, automatic chicken door on coop & rain barrel are excluded. Washer/Dryer negotiable  
Lead Paint: Yes  
UFFI: Warranty Features:  
Year Built: 1893 Source: Owner  
Year Built Description: Approximate  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Seller W/Participate**  
Utility Connections: **for Electric Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

#### Tax Information

Pin #: **M:018.B B:4619 L:0000.0**  
Assessed: **\$238,900**  
Tax: **\$4,102** Tax Year: **2018**  
Book: **47801** Page: **277**  
Cert: **000000088210**  
Zoning Code: **RA**  
Map: **018.B** Block: **4619** Lot:

#### Office/Agent Information

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

Listing Agent: **Matthew McLaughlin**  (774) 280-4291

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

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

Special Showing Instructions: **Please book showings at following link: <http://www.premeerrealstate.com/property/>**

#### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

#### Firm Remarks

**2nd (and 3rd) level is currently owner occupied. 1st floor is vacant. Some notice is required for showings. I've attached the lead disclosure and corresponding lead inspection and assessment reports to the listing. Feel free to reach out with any questions.**

#### Market Information

Listing Date: **7/9/2018**

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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