

Premier Real Estate

MLS # 72240360 - New

Multi Family - 2 Family - 2 Units Up/Down



**28 Church St
Milford, MA 01757-4110
Worcester County**

List Price: **\$349,900**

Color:

Total Floors: **2**

Total Units: **2**

Total Rent: **\$0**

Grade School:

Middle School:

High School:

Directions: **Congress Street to Church Street which a One-Way up to 30 Church Street.**

Total Rooms: **10**

Total Bedrooms: **6**

Total Bathrooms: **2f 0h**

Total Fireplaces: **0**

Remarks

Great opportunity for owner occupied 2 family or investment property. This home features separate furnaces & newer hot water tanks, 2 circuit breaker boxes and is on town water/sewer. Fully fenced in yard including gates into your driveway leading to a 2 car detached garage. Added bonus is additional car port area for 2 vehicles. This home features vinyl siding and replacement windows, 2 sheds, a great yard and a vegetable garden. The first floor includes 2-3 bedrooms, kitchen, living room, dining room, office and full bath. The second floor includes 3 bedrooms, living room, kitchen, and full bath as well as a large deck area. Common areas include the basement where you will find 2 laundry hook ups for each unit and a mud room that leads to each unit. This home has always been owner occupied and rented to relatives and close friends since current owners purchased in 1984. Conveniently located in the downtown area on a one way street across from Draper Park.

Property Information

Approx. Living Area: **2,311 Sq. Ft.**

Approx. Acres: **0.22 (9,500 Sq. Ft.)**

Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **2**

Parking Spaces: **6**

Living Area Source: **Public Record**

Heat/Cool Units: **2**

Approx. Street Frontage:

Living Area Disclosures: **Buyer to confirm all measurements.**

Disclosures: **Property has been owner occupied since purchase in 1984 and upstairs apartment has been rented to family and close friends.**

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

Unit #1

Rooms: **6** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen, Office/Den**

Appliances: **Range, Disposal, Refrigerator, Vent Hood**

Interior Features: **Ceiling Fans, Cable TV Available, Tile Floor, High Speed Internet Hookup, Bathroom With Tub & Shower, Wall to Wall Carpet**

Heating: **Hot Water Baseboard, Gas**

Unit #2

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Interior Features: **Ceiling Fans, Cable TV Available, Balcony/Deck, Tile Floor, Wood Flooring, Bathroom With Tub & Shower**

Heating: **Hot Water Baseboard, Gas**

Features

Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**

Beach: **No**

Foundation Size:

Foundation Description: **Granite**

Lot Description: **Paved Drive, Fenced/Enclosed, Level**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1900** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:48 B:000 L:316**
Assessed: **\$234,700**
Tax: **\$3,941** Tax Year: **2017**
Book: **00053** Page: **96**
Cert: **05/17/1984**
Zoning Code: **RA**
Map: **48** Block: **000** Lot: **316**

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

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

Special Showing Instructions: **EASY SHOW: Please book showing at following link:
<http://www.premeerrealestate.com/property/72240360>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Home Inspection for informational purposes only - Home being sold AS IS. Agent is related to seller.

Market Information

Listing Date: **10/9/2017**

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

Expiration Date:

Original Price: **\$349,900**

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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