

Premier Real Estate

MLS # 72331271 - New Single Family - Detached



27 Michael Dr
Rutland, MA 01543-1789
Worcester County

List Price: **\$385,000**

Style: **Colonial**

Total Rooms: **6**

Color: **Gray**

Bedrooms: **3**

Grade School: **Naquag/Glenwood**

Bathrooms: **2f 1h**

Middle School: **Central Tree**

Master Bath: **Yes**

High School: **Wachusett**

Fireplaces: **1**

Handicap Access/Features:

Neighborhood/Sub-Division: **Moose Crossing**

Directions: **Main St. to Rt. 68 to Michael Dr.**

Remarks

Welcome home to your beautiful 3 bed, 2.5 bath Colonial in the sought after Moosehead Crossing subdivision in Rutland MA. This home offers a large eat in kitchen with SS appliances, granite countertops, kitchen island and slider to your private back deck. Cuddle up during the colder months in your living room next to the gas fireplace with a beautiful tile surround. A formal dining room with picture frame wainscoting and tray ceiling finish up the first floor, perfect for entertaining friends and family. The second floor offers a large master suite with sitting area, full bath and walk in closet, a second full bath and 2 additional great sized bedrooms. Propane heat, hot water, central AC, whole home generator hookup, walk out basement with possibilities to finish, private wooded backyard and so much more. This home is meticulously maintained and shows pride and care in ownership. Do not miss out on your opportunity to call this beautiful property home.

Property Information

Approx. Living Area: **1,884 Sq. Ft.**

Approx. Acres: **1.01 (43,995 Sq. Ft.)**

Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**

Living Area Includes:

Heat Zones: **2 Forced Air, Propane**

Parking Spaces: **4 Off-Street, Paved Driveway**

Living Area Source: **Measured**

Cool Zones: **2 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Whole home generator hookup. Title V scheduled for June 5th.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|------|---|
| Living Room: | 1 | | Fireplace, Flooring - Hardwood, Main Level, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting |
| Dining Room: | 1 | | Ceiling - Coffered, Flooring - Hardwood, Main Level, Chair Rail, Exterior Access, Wainscoting |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Country Kitchen, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove |
| Master Bedroom: | 2 | | Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup |
| Bedroom 2: | 2 | | Closet, Flooring - Wall to Wall Carpet, Attic Access, Cable Hookup |
| Bedroom 3: | 2 | | Closet, Flooring - Wall to Wall Carpet, Cable Hookup |
| Bath 1: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Dryer Hookup - Electric, Washer Hookup |
| Bath 2: | 2 | | Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid |
| Bath 3: | 2 | | Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid |
| Laundry: | 1 | | Dryer Hookup - Electric, Washer Hookup |

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Water Treatment**

Area Amenities: **Walk/Jog Trails, Conservation Area, Public School**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood, Gutters**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **Dining room table, portable generator.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **2013** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Propane Gas, Tankless**

Insulation: **Full**

Interior Features: **Cable Available**

Lot Description: **Wooded, Paved Drive, Underground Storage Tank, Gentle Slope**

Road Type: **Public, Publicly Maint., Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Water Utilities: **Private Water**

Waterfront: **No**

Water View: **No**

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

Lender Owned: **No**

Tax Information

Pin #: **M:63 B:A L:2.17**

Assessed: **\$314,800**

Tax: **\$5,707** Tax Year: **2018**

Book: **43203** Page: **66**

Cert:

Zoning Code: **R**

Map: **63** Block: **A** Lot: **2.17**

Office/Agent Information

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

Listing Agent: **Danielle Lussier**  (978) 906-4101

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, Pets on Premises, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings at following link (24 Hour Notice):**

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

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

All home furnishings and washer/dryer are negotiable.

Market Information

Listing Date: **5/21/2018**

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

Expiration Date:

Original Price: **\$385,000**

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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