

Premier Real Estate

MLS # 72331249 - New
Single Family - Detached



21 William Ward St
Uxbridge, MA 01569-1217
Worcester County

List Price: **\$259,900**

Style: **Ranch**
Color: **White**
Grade School: **Taft**
Middle School: **McCloskey**
High School: **Uxbridge High**
Handicap Access/Features:

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **1**

Directions: **E. Hartford Ave to Thomas to William Ward or E. Hartford Ave to Linwood St to William Ward -Dead End**

Remarks

Single level living at its finest! This beautiful ranch home sits on a quiet dead end street on a corner lot. The back yard is perfect for entertaining and is completely fenced in the back. There is a large shed, 1 car garage, over-sized deck off the breezeway and recently installed septic tank. Hardwood floors in living room, dining room and both beds all recently refinished. Neutral colors throughout, stainless steel appliances, newer windows and a bonus family room in the basement as well as a walk up attic for extra storage. Stay cozy in the winter with the pellet stove in your living room to offset your oil bill and enjoy the savings throughout the year on your electric bill with the recently installed solar panels. Yard was just landscaped due to new septic tank installation. This home is move in ready with a quick close possible as sellers have already secured suitable housing. Come see the possibilities this home has to offer!

Property Information

Approx. Living Area: **1,064 Sq. Ft.** Approx. Acres: **0.37 (16,104 Sq. Ft.)** Garage Spaces: **1 Attached**
Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures: **Does not include finished lower-level.**
Disclosures: **Solar Panels from Solar City installed 3 years ago on back of home on roof. Lease is Transferable and has 17 more years. Deed Signed in 1988 says 3 William Ward Street. Street was re-numbered several years ago. 3 William Ward is 21 William Ward presently.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, Attic Access
Family Room:	B		Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Kitchen:	1		Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	1		Ceiling Fan(s), Closet
Bath 1:	1		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Full, Partially Finished, Bulkhead, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Gutters, Storage Shed, Screens, Fenced Yard**
Flooring: **Tile, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Corner, Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Paved, Dead End, Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Washer, Dryer, and Freezer in Basement are negotiable**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1957** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:012.A B:0759 L:0000.0**
Assessed: **\$199,100**
Tax: **\$3,419** Tax Year: **2018**
Book: **11272** Page: **397**
Cert:

Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Zoning Code: **RA**
Map: **012.A** Block: **0759** Lot: **0**

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

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

Special Showing Instructions: **Please book all showings at following link:**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Should the buyer decide to not assume solar panels seller will have them removed and put on their new home.

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: **\$259,900**

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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