

Premeer Real Estate

MLS # 71824926 - New Single Family - Detached



**398 Douglas St
Uxbridge, MA 01569-1114**

List Price: **\$199,900**

Worcester County

Style: **Cape**

Total Rooms: **7**

Color: **Brown/Tan**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

High School:

Master Bath:

Handicap Access/Features:

Fireplaces: **0**

Directions: **Douglas St is Rte. 16 - 2 Min to Rte. 146 - 15 Min to MA PIKE - 25 Min to Providence**

Remarks

MOVE RIGHT IN! This 1600+ sqft Cape boasts all sorts of big ticket updates so you can just move in and decorate: NEW ROOF ('14), NEW BOILER ('12), HOT WATER HEATER ('12), NEWER SEPTIC, etc. Toss in loads of hardwoods, updated kitchen, replacement windows, updated kitchen and you've got one heck of a deal! Enjoy your .42 acres which includes a 2-tiered backyard great for kids and doggies! Ask your REALTOR for guided video showing link to see for yourself. Perfect starter home!

Property Information

Approx. Living Area: **1615 sq. ft.**

Approx. Acres: **0.42 (18295 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes: **Finished Basement**

Heat Zones: **Hot Water Baseboard, Oil**

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes Approx 400 sqft of finished family room in lower level**

Disclosures: **Newer Septic System... Title V Inspection to be done shortly by seller.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Closet, Flooring - Hardwood
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate, Deck - Exterior
Master Bedroom:	2		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **Yes Full, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Mixed**
Lot Description: **Corner, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Washer, Dryer, TV mount, shelving in living & dining room and kid's swingset excluded but negotiable**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1955** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:023.0 B:3081 L:0000.0**
Assessed: **\$171,600**
Tax: **\$2986** Tax Year: **2015**
Book: **36601** Page: **374**
Cert: **00098169**
Zoning Code: **RC**
Map: **023** Block: **3081** Lot:

Water View: **No**, --

Office/Agent Information

Listing Office: **Premeer Real Estate LLC**  (401) 274-6200

Listing Agent: **Chris Whitten**  (401) 527-1004

Team Member:

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, Sign, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:
www.premeerrealestate.com/property/71824926**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2% NS**

Facilitator: **1% NS**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:

<http://www.premeerrealestate.com/property/71824926>

Market Information

Listing Date: **4/27/2015**

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

Expiration Date: **7/27/2015**

Original Price: **\$199,900**

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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