

Premier Real Estate

MLS # 72366981 - New Single Family - Detached



**25 Fowler St
Upton, MA 01568-1565
Worcester County**

List Price: **\$469,900**

Style: **Colonial, Gambrel /Dutch**

Total Rooms: **9**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Rte 140 to Old Grafton Rd to Fowler St - About 7 minutes to Rte 495 - About 12 minutes to MA Pike**

Remarks

SIMPLY STUNNING IN UPTON! This updated and open 4 bed/2.5 bath Gambrel boasts loads of gorgeous cherry hardwoods on a spacious and private lot. You'll fall in love for so many reasons! Have a blast with family and friends in your bright and enormous family room, cook up a delicious meal in your recently updated kitchen (w/granite counters, tile floor eat-in area, etc.) or relax in your roomy master suite which features cathedral ceilings, a large walk-in closet, updated master bath and separate living room/office area! Outside enjoy your tranquility and privacy on your nearly acre lot. Toss in a two-car garage and loads of possibility in the lower-level and you'll be ready to move in. Location wise it can't be beat... close to Rte 495/MA Pike. Don't wait on this one!

Property Information

Approx. Living Area: **2,468 Sq. Ft.**

Approx. Acres: **0.92 (40,075 Sq. Ft.)**

Garage Spaces: **2 Under**

Living Area Includes:

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

Parking Spaces: **10**

Living Area Source: **Public Record**

Cool Zones: **Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Title V to be performed very shortly (no concerns) - Gas easement over front corner of the property (see lot map)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Ceiling Fan(s), Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Master Bedroom:	2		Ceiling - Cathedral, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2		Ceiling - Cathedral, Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Closet
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

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

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Oil**

Lot Description: **Level**

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, Icemaker Connection**

Water Utilities: **Private Water**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Pellet Stove, Washer and Dryer Negotiable.**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1991** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:014 L:089.01**

Assessed: **\$435,900**

Tax: **\$7,511** Tax Year: **2018**

Book: **53693** Page: **342**

Cert: **00000041155**

Waterfront: **No**

Cert. 0000004100

Zoning Code: **3**

Map: **14** Block: Lot: **089.01**

Office/Agent Information

Listing Office: **Premeer Real Estate Inc.**  (401) 274-6201

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

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 showings at following link: <http://www.premeerrealstate.com/property/72366981>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Showings start now but sellers aren't opposed to canceling the open house for the right offer. Fairly easy to show (sellers are very flexible). Title V will be performed very shortly. Seller has no concerns about it passing.

Market Information

Listing Date: **7/23/2018**

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

Expiration Date:

Original Price: **\$469,900**

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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