

MLS # 71975694 - New
Condo - Half-Duplex



125 Taft Hill Ln - Unit 125
Uxbridge, MA 01569-3140
Worcester County

List Price: **\$354,900**

Unit Placement:
Unit Level: **1**
Grade School: **Taft & Whitin**
Middle School: **McCloskey**
High School: **Uxbridge High**
Outdoor Space Avail: **Yes - Common**
Handicap Access/Features:
Directions: **Route 16 to Taft Hill Lane, near exit 3 on ramps to 146**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2 0h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Customized Fairway Model Available at The Summerfield at Taft Hill Active Adult Community. This is The Largest of The 3 Models in This Sought After Development That Is Well Known For Offering True Single Floor Living! This Particular Home Was Redesigned For The Current Owner's Specifications By Converting The Formal Living Room Into a 3rd Bedroom Allowing Many Possibilities For The Next Owner. This Energy Star Certified Home Also Features over 2000 sq. ft. of Living Space With Newer Hardwoods Installed in 2009. They Also Upgraded The Deck to a 10 x 12 Composite Deck With Vinyl Rails, All Maintenance Free. Enjoy The Neutral Decor, Cabinet Packed Kitchen With Walk In Pantry That Flows Seamlessly into an Airy Dining Room And a Cozy Family Room With a Gas Fireplace. The Master Bedroom Has A Large Walk In Closet & a Master Bath With a Walk- In Shower, Double Sink Vanity, Over sized Linen Closet & Tile Floors. This Is The One You Have Been Waiting For, Don't Wait!!!

Property Information

Approx. Living Area: **2033 sq. ft. (\$174.57/sq. ft.)** Approx. Acres:
Living Area Includes: **1 Forced Air, Gas, ENERGY STAR** Garage Spaces: **2 Attached, Garage Door Opener**
Living Area Source: **Field Card** Heat Zones: **1 Central Air, ENERGY STAR** Parking Spaces: **4 Off-Street**
Living Area Disclosures: **Unfinished basement is walkout and very easily can be finished.** Cool Zones: **1 Central Air, ENERGY STAR** Levels in Unit: **1**
Disclosures:

Complex & Association Information

Complex Name: **Summerfield at Taft Hill** Units in Complex: **130** Complete: **Yes** Units Owner Occupied: **130** Source:
Association: **Yes** Fee: **\$202 Monthly**
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	1		Flooring - Wood
Family Room:			Fireplace, Ceiling Fan(s), Cable Hookup, Exterior Access
Kitchen:	1		Flooring - Stone/Ceramic Tile, Pantry, Recessed Lighting, Gas Stove
Master Bedroom:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 3:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Walk-in, Double Vanity
Laundry:	1		Flooring - Vinyl, Dryer Hookup - Gas

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Highway Access, House of Worship, Private School, Public School**
Appliances: **Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR, Oven - ENERGY STAR**
Association Pool: **No**
Basement: **Yes, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame, Conventional (2x4-2x6)**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **110 Volts, Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**
Flooring: **Wood, Tile**
Hot Water: **Natural Gas, Tankless**
Insulation Features: **Full**
Interior Features: **Cable Available, Whole House Fan, Finish - Sheetrock**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions -Cats, Large Dogs (Over 25 lbs)**
Restrictions: **Adult Community**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water, Individual Meter, Other (See Remarks)**
Terms: **Seller W/Participate**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **Yes**
Exclusions: **Refrigerator, Washer, Dryer, Island, Dining Room Set Are All Negotiable.**
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built/Converted: **2007/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:023.0 B:4435 L:0038.A**
Assessed: **\$345,600**
Tax: **\$6072** Tax Year: **2016**
Book: **41921** Page: **44**
Cert: **00133412**
Zoning Code: **102**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Premier Real Estate, LLC (508) 278-5390**
Listing Agent: **Shelley Ferrage (508) 714-6369**
Team Member: **Chris Whitten (401) 527-1004**
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:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Firm Remarks

Irrigation is through private well and is part of Association Fee

Market Information

Listing Date: **3/21/2016** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **123** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$354,900** Seller Concessions at Closing:
Off Market Date:
Sale Date: