

**Premier Real Estate**

**MLS # 71908118 - New  
Multi Family - Duplex**

**18 - 20 Charles St  
Douglas, MA 01516-2035  
Worcester County**

List Price: **\$349,900**



Color: **TAN**

Total Floors: **2**

Total Units: **2**

Total Rent: **\$0**

Grade School:

Middle School:

High School:

Directions: **Rt. 16 (Main St) to North Street to Charles Street - 5 min to 146 N/S  
- 15 min to 395 N/S**

Total Rooms: **10**

Total Bedrooms: **6**

Total Bathrooms: **2f 2h**

Total Fireplaces: **0**

**Remarks**

**RARE FIND IN THE BLACKSTONE VALLEY! This beautiful duplex was built in 2007 and it's in just as good shape as it was when it was new! Each side has 3 good sized beds, 1.5 baths, 1st floor laundry, separate utilities (electric, public water/sewer), Central AC, 1st floor hardwoods, tiled bathrooms, private farmer porches, private back decks, plenty of parking, etc. MA SAVE recently came in and added more insulation so it's ready for a New England winter! Both hot water heaters were replaced this year (2015). Fairly private lot and yard for the kids and/or doggies. Don't miss this great opportunity! Live in style while having a tenant pay most of your mortgage! Ask your agent for guided video tour link!**

**Property Information**

Approx. Living Area: **2496 sq. ft.**

Approx. Acres: **0.59 (25720 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/2**

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

Living Area Source: **Public Record**

Heat/Cool Units: **2/2**

Approx. Street Frontage:

Living Area Disclosures: **1368 sqft living area per side - Both lower levels could easily be finished!**

Disclosures: **Town Sewer w/2 grinder pumps (one for each unit) - Fairly small corner portion of the driveway (left side) is located on the abutting property with deeded easement for use. (See attached plot map). Left unit (18) is currently owner occupied, Right unit (20) is currently vacant.**

**Annual Expenses**

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$**

Gas: **\$**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$**

Electricity: **\$**

Sewer: **\$**

Ann. Prop. Oper. Data: **No**

Net Income: **\$**

Water: **\$**

Insurance: **\$**

Annual Expense Source: **--**

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 1h** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry**

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

Interior Features: **Cable TV Available, Tile Floor, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops, Bathroom With Tub & Shower, Open Floor Plan, Wall to Wall Carpet**

Heating: **Forced Air, Oil, Individual**

Cooling: **Central Air, Individual**

Rent Includes: **None**

**Unit #2**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 1h** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry**

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

Interior Features: **Cable TV Available, Tile Floor, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops, Bathroom With Tub & Shower, Open Floor Plan, Wall to Wall Carpet**

Heating: **Forced Air, Oil, Individual**

Cooling: **Central Air, Individual**

Rent Includes: **None**

**Features**

Basement: **Yes Full, Bulkhead, Concrete Floor**

Beach: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **Yes**

Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps, Individually Metered**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Wood**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric, Tank**  
Lot Description: **Wooded, Paved Drive**  
Road Type: **Public, Paved**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Seller W/Participate**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No, --**

Exclusions: **Washer/Dryer Negotiable - Backyard Swingset Negotiable**  
Lead Paint: **Unknown**  
UFFI: **Warranty Features:**  
Year Built: **2007** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Tax Information

---

Pin #: **M:0141 B:0000028 L:**  
Assessed: **\$297,300**  
Tax: **\$4894** Tax Year: **2015**  
Book: **44531** Page: **216**  
Cert: **00077727**  
Zoning Code: **VR**  
Map: **0141** Block: **028** Lot:

### 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: **EASY SHOW - Please book showings ONLY at following link:  
[www.premeerrealstate.com/property/71908118](http://www.premeerrealstate.com/property/71908118)**

### Firm Remarks

---

**Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:  
<http://www.premeerrealstate.com/property/71908118>**

### Market Information

---

Listing Date: **9/22/2015**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date: **12/22/2015**  
Original Price: **\$349,900**  
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:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2015 MLS Property Information Network, Inc.

**[www.PremeerRealEstate.com](http://www.PremeerRealEstate.com)**