

Premier Real Estate

MLS # 72326381 - New

Condo - Half-Duplex



55 Summerfield Dr - Unit 31
Uxbridge, MA 01569-3145
Worcester County

List Price: **\$309,900**

Unit Placement: **Street, End, Corner**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School: **Taft ELC**

Bathrooms: **2f 0h**

Middle School: **Whitin**

Master Bath: **Yes**

High School: **Uxbridge High**

Fireplaces: **1**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **From Route 146 Exit 3 to Route 16 (Douglas St) heading East to Taft Hill Lane to Summerfield Drive.**

Remarks

WELCOME TO SUMMERFIELD AT TAFT HILL! This beautiful pet-friendly 'active adult community' is everything you have been looking for! This particular home has added many upgrades in this desirable customized unit. They carefully selected the 'Bay Style Dover' on a corner lot, offering a great space for guests as well as an extra sitting room! Enjoy central AC this summer and with the benefits of gas heat in the colder months. The home also boasts loads of gleaming hardwoods, 2/6 construction, granite countertops, spacious 2-car garage with storgae space. Conveniently located just minutes from Rte 146, walking trails, supermarkets and great shopping! Nothing to do but unpack and enjoy the rest of your summer without laying a hand on a mower (or shovel in the winter). A great unit like this doesn't come along too often in Summerfield... don't wait!

Property Information

Approx. Living Area: **1,508 Sq. Ft. (\$205.50/Sq. Ft.)** Approx. Acres:

Garage Spaces: **2 Attached, Garage Door Opener, Insulated**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas, Humidifier, ENERGY STAR**

Parking Spaces: **4 Off-Street**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air, ENERGY STAR**

Levels in Unit: **1**

Living Area Disclosures: **No Basement (on a slab) - Energy Star Certified Home**

Disclosures: **Duplex is on slab foundation - Energy Star Certified Home - Irrigation is through a private well and is part of Association Fee. Seller's new home to be ready in 12 weeks... But willing to close sooner if necessary (but would prefer a single move if possible).**

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: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Gas Stove, Peninsula
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bath 1:			Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Closet, Flooring - Vinyl, Dryer Hookup - Gas, Washer Hookup
Den:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School**

Other Property Info

Adult Community: **Yes**

Elevator: **No**

Disclosure Declaration: **Yes**

Appliances: **Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR, Oven - ENERGY STAR**

Association Pool: **No**

Basement: **No**

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: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Attic Vent Elec., Prog. Thermostat, Solar Tubes**

Exterior: **Vinyl**

Exterior Features: **Decorative Lighting, Screens, Gutters, Professional Landscaping, Sprinkler System**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**

Hot Water: **Natural Gas, Tankless**

Insulation Features: **Full, Fiberglass**

Interior Features: **Cable Available, Whole House Fan, Finish - Sheetrock**

Management: **Owner Association**

Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Large Dogs (Over 25 lbs), Breed Limitations (See Remarks)**

Restrictions: **Adult Community, RV/Boat/Trailer, Other (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water, Individual Meter**

Terms: **Seller W/Participate**

Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Water View: **No**

Exclusions: **Sellers personal belongings. Refrigerator, washer and dryer are negotiable.**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **No** Warranty Features:

Year Built/Converted: **2010**

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:0011.A**

Assessed: **\$258,900**

Tax: **\$4,445** Tax Year: **2018**

Book: **46537** Page: **204**

Cert: **00118464**

Zoning Code: **102**

Map: **023.0** Block: **4435** Lot: **0011.A**

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 showings ONLY at following link: www.premeerrealestate.com/property/7**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

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/>

Market Information

Listing Date: **5/14/2018**

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

Expiration Date:

Original Price: **\$309,900**

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 ©2018 MLS Property Information Network, Inc.

www.PremeerRealEstate.com