



MLS # 71767693 - New Land - Residential

**170 Hecla St
Uxbridge, MA 01569-1350
Worcester County**

List Price: **\$499,999**

Grade School:
High School:

Middle School:

Directions: **Downtown Uxbridge east on Rt 16, Right on Hecla. 3 miles to Rt 146. 95, 495, Ma Pike - 20- 25 min.**

Remarks

Approximately 18 acres of cleared, level land ready for builder to get final approvals on the plan that fits your goals and start building. Prior approvals and/or designs for 48-55 units, 14 duplexes, or 6 single family lots. Many options for this wonderful riverfront acreage that also has small pond. Ask your Realtor for video link!!

Property Information

Total Approx. Acres: **18.15 (790613 sq. ft.)**
No. of Approved Lots:
Approx. Street Frontage:
Disclosures:

Cultivation Acres: Home Own Assn:
Pasture Acres: Assn Req:
Timber Acres: HOA Fee : \$

Features

Area Amenities: **Park, Public School**
Beach: **No**
Cable Available:
Documents: **Other (See Remarks)**
Electric: **At Street**
Gas: **At Street**
Lot Improvements: **Other (See Remarks)**
Land Description: **Level, Cleared**
Road Type: **Unpaved, Cul-De-Sac**
Sewer Utilities: **Public, At Street**
Water Utilities: **Public, At Street**
Waterfront: **Yes , River, Pond**
Zone Usage: **Single Family, Multi-Family, Condo/Co-Op**

Other Property Info

DEQE/DEP#:
Disclosure Declaration: **No**
Perc Test:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:025.0 B:2442 L:0000.0**
Assessed: **\$203,300**
Tax: **\$3519** Tax Year: **2014**
Book: **48028** Page: **118**
Cert: **0000107880**
Zoning Code: **RES A**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate, LLC**  (508) 278-5390
Listing Agent: **Brian O'Neill**  (508) 446-1932
Team Member:
Sale Office:
Sale Agent:

Compensation

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

Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Other (See Special Showing Instructions)**
Showing: Facilitator: **Other (See Special Showing Instructions)**

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link: www.premeerrealestate.com/property/71767693**

Firm Remarks

**Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealestate.com/property/71767693>**

Market Information

Listing Date: **11/11/2014**

Listing Market Time: MLS# has been on for **1** day(s)

Listing Date: 5/1/2015

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date: **5/1/2015**

Original Price: **\$499,999**

Off Market Date:

Sale Date:

Listing Market Time: Property has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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