

Premeer Real Estate

MLS # 72130820 - New Single Family - Detached



**11 Amber Ln
Attleboro, MA 02703-6373
Bristol County**

List Price: **\$264,900**

Style: **Raised Ranch, Split Entry**

Total Rooms: **7**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **S. Main to Henshaw to Juniper to Byron to Downing to Amber - 7 mins to Rte 95 - Private cul-de-sac!**

Remarks

MOVE IN READY @ AN AMAZING PRICE! Enjoy this spacious 3 bed home on a private cul-de-sac around the corner from beautiful Stone Forest Estates! While living there... take your time and add a little sweat-equity into the lower level to EASILY turn it into a 4 bed/2 Bath home! Recent updates include the boiler, hot water tank, roof, etc. This is an estate sale that is free and clear to sell so no worries! Something like this is RARE to find in this crazy market... don't miss out!

Property Information

Approx. Living Area: **1,248 Sq. Ft.**

Approx. Acres: **0.43 (18,841 Sq. Ft.)**

Garage Spaces: **1 Under**

Living Area Includes: **Finished Basement**

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

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

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes approx 168 sqft of finished family room in lower-level.**

Disclosures: **Lower-level includes a finished family room. Very easily could finish additional room for 4th bed or office. Lower-level also plumbed for toilet and vanity. Little work could add a full bath in lower-level and gain instant equity! Estate Sale, ready to close at buyer's pace! Seller has never at here**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Laminate, Slider
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate
Master Bedroom:	1		Closet, Flooring - Laminate
Bedroom 2:	1		Closet, Flooring - Laminate
Bedroom 3:	1		Closet, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

Flooring: **Wall to Wall Carpet, Laminate**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Oil, Tank, Tankless**

Lot Description: **Paved Drive, Fenced/Enclosed**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1986** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:0168 L:0001-P**

Assessed: **\$247,700**

Tax: **\$3,671** Tax Year: **2016**

Book: **7656** Page: **143**

Cert:

Zoning Code: **RA**

Map: **0168** Block: **0001-P** Lot:

Office/Agent Information

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

Compensation

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

Sub-Agent: **Not Offered**

Team Member(s):

Buyer Agent: **2.5%**

Sale Office:

Facilitator: **1%**

Sale Agent:

Compensation Based On: **Net Sale Price**

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: **Please book showings at following link (EASY): <http://www.premeerrealestate.com/property/>**

Firm Remarks

Estate sale with executor already in place and ready to sell quickly and easily. Home shouldn't have any issues going FHA/VA or Conventional.

Market Information

Listing Date: **3/14/2017**

Listing Market Time: MLS# has been on for **0** day(s)

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

Office Market Time: Office has listed this property for **0** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$264,900**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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