

Premeer Real Estate

MLS # 71794697 - New

Multi Family - 2 Family - 2 Units Up/Down



SPACIOUS 2-FAMILY - LARGE YARD



**19 Marywood St
Uxbridge, MA 01569-2412
Worcester County**

List Price: **\$269,900**

Total Floors: **2**
Total Units: **2**
Total Rent: **\$1,200**

Total Rooms: **13**
Total Bedrooms: **6**
Total Bathrooms: **2f 0h**
Total Fireplaces: **0**

Grade School:
Middle School:
High School:

Directions: **Route 16 onto Marywood (at dead end) - 3 min to 146 - 25 min to Worcester - 25 min to Providence**

Remarks

AMAZING 2-FAMILY WITH HUGE YARD ON DEAD END STREET! This 3200+ sqft 2-family offers carbon copy units (up & down) with 3 beds, 1 bath, kitchen/dining room. Lots of hardwoods, new roof in November of 2014, lots of parking, huge finished lower level family room (881 sqft) to enjoy yourself or have tenants share. All on huge lot located at the end of Marywood. Only two houses down from the completely refinished 'Town Park' with small pond to enjoy in summer AND winter! Don't miss out on this unique 2-family in Uxbridge! Great owner occupy to make extra \$\$\$, great for an in-law situation or just a great investment! Ask your Realtor for guided video tour link!

Property Information

Approx. Living Area: **3231 sq. ft.** Approx. Acres: **0.56 (24394 sq. ft.)** Garage Spaces: **0**
Living Area Includes: **Finished Basement** Heat/Cool Zones: **3/** Parking Spaces: **10** Off-Street
Living Area Source: **Public Record** Heat/Cool Units: **1/** Approx. Street Frontage:
Living Area Disclosures: **Includes large lower level family room**
Disclosures: **1st Floor is Owner - 2nd Floor is Tenant (month to month) - Huge lower level family room is currently shared (w/built in bar) - NEW ROOF (Nov 2014)**

Annual Expenses

Heating: \$ Repair & Maintenance: \$ Management: \$ Gross Income: **\$14400**
Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$
Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: **No** Net Income: **\$14400**
Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen, Office/Den**
Appliances: **Range, Refrigerator**
Heating: **Hot Water Baseboard, Oil**
Cooling: **None**
Rent Includes: **Heat, Water, Hot Water**

Unit #2

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1200** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen, Office/Den**
Appliances: **Range, Refrigerator**
Heating: **Hot Water Baseboard, Oil**
Cooling: **None**
Rent Includes: **Heat, Water, Hot Water**

Common Areas

Rooms: **Family Room, Laundry**
Heating: **Hot Water Baseboard, Oil**
Cooling: **None**

Features

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Seller and Tenant's Personal Property**

Electric: **Fuses, Individually Metered**
Exterior: **Wood**
Exterior Features: **Deck - Wood**
Flooring: **Wood, Wall to Wall Carpet, Laminate**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Electric, Tank**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes, --**

Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1955** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:024.A B:0563 L:0000.0**
Assessed: **\$218,500**
Tax: **\$3802** Tax Year: **2015**
Book: **35173** Page: **377**
Cert: **215838**
Zoning Code: **RB**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate LLC** (401) 274-6200
Listing Agent: **Tommy Bruneau** (508) 277-5770
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: **Appointment Required, Sign, Other (See Special Showing Instructions)**
Showing: Facilitator: **Appointment Required, Sign, Other (See Special Showing Instructions)**
Special Showing Instructions: **24 Hours - Please book showings ONLY at following link: www.premeerrealstate.com/property/71794697**

Compensation

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

Firm Remarks

Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealstate.com/property/71794697>

Market Information

Listing Date: **2/24/2015**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date: **5/24/2015**
Original Price: **\$269,900**
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:

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