

MLS # 71907711 - New Single Family - Detached



245 Blackstone St
Uxbridge, MA 01569-1927
Worcester County
 Style: **Cape, Farmhouse**
 Color: **WHITE**
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: **Rte 16 to Blackstone - Corner of Blackstone & Cherry - 10 Min to Milford - 10 Min to Rt 146**

List Price: **\$129,900**
 Total Rooms: **7**
 Bedrooms: **4**
 Bathrooms: **1f 0h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

AMAZING YARD, GOOD LIVING AREA & SOME UPDATES! This is an estate sale (NOT a foreclosure or short sale) but good chance it won't qualify for FHA, VA, USDA, etc. (conventional should be fine). The spacious property boasts: large yard, 8-year-old roof, replacement windows, 7-year-old furnace, 2-year-old hot water heater (propane), 4 large bedrooms upstairs, spacious living room, dining room... AND a Passed Title V report in hand (cesspool)! Does need cosmetics and interior updates... must see in person or watch video guided tour to see what this home and property can offer! With a little love this will make an amazing home for a great family! Enjoy the crickets in the large meadow across the street from your old fashioned front porch! Will go FAST... don't wait!

Property Information

Approx. Living Area: **1400 sq. ft.** Approx. Acres: **0.39 (16988 sq. ft.)** Garage Spaces: **0 --**
 Living Area Includes: Heat Zones: **Forced Air, Oil** Parking Spaces: **6 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
 Living Area Disclosures: **Includes 728 sqft of 1st floor & roughly 672 of 2nd floor (estimated)**
 Disclosures: **Passed Title V in hand (cesspool)! Being Sold 'As-Is'. Buyer to verify living area, etc.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Deck - Exterior
Dining Room:	1		Main Level
Kitchen:	1		Flooring - Laminate, Main Level, Exterior Access
Master Bedroom:	2		Closet
Bedroom 2:	2		Closet
Bedroom 3:	2		--
Bedroom 4:	2		--
Bath 1:	1		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Basement: **Yes Full, Interior Access**
 Beach: **No**
 Electric: **Circuit Breakers, 100 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Aluminum**
 Exterior Features: **Porch**
 Flooring: **Wood, Vinyl, Laminate**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Propane Gas, Tankless**
 Insulation: **Unknown**
 Lot Description: **Corner, Paved Drive, Level, Scenic View(s)**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Other (See Remarks), Private Sewerage - Title 5: Pass**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1860** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:026.0 B:3362 L:0000.0**
 Assessed: **\$141,700**
 Tax: **\$2466** Tax Year: **2015**
 Book: **4164** Page: **581**
 Cert:
 Zoning Code: **RB**
 Map: **26** Block: **3362** 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:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5% NS**
 Facilitator: **1% NS**
 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: **EASY SHOW - Please book showings ONLY at following link: www.premeerrealstate.com/property/71907711**

Firm Remarks

Estate Sale... seller does not live at the property and hasn't for many decades (only grew up there). Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc: http://www.premeerrealstate.com/property/71907711

Market Information

Listing Date: **9/15/2015** Listing Market Time: MLS# has been on for **6** day(s)
 Days on Market: Property has been on the market for a total of **6** day(s) Office Market Time: Office has listed this property for **6** day(s)
 Expiration Date: Cash Paid for Upgrades:
 Original Price: **\$129,900** Seller Concessions at Closing:
 Off Market Date:
 Sale Date: