

Premier Real Estate

**MLS # 72130782 - New
Single Family - Detached**



4 BED/2 BATH ON 1.44 ACRES W/LARGE BARN

**131 Blackstone St
Uxbridge, MA 01569-1921
Worcester County**

List Price: **\$329,900**

Style: **Cape, Contemporary, Ranch**

Total Rooms: **10**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **2**

Handicap Access/Features:

Directions: **Mendon Rd to Blackstone St - 20 mins to Rte 495 - 10 mins to Rte 146 - 20 mins to MA Pike**

Remarks

SIMPLY STUNNING! This amazing home offers three levels of finished living area for your family to enjoy! First floor boasts an open floor-plan with gorgeous hardwoods, granite counters, stainless steel appliances, old-fashioned open pantry in the kitchen, centrally located dining room and large open living room w/wood stove insert. Also includes 3 good-sized bedrooms on the first floor! Second floor is a master suite which includes office/living room, bedroom, full bath w/skylight and possible walk-in closet. Finished lower-level offers about 600 sqft of a large family room w/wood stove, wet bar and a game room perfect for a poker table, etc. Toss in a large old-fashioned barn, fenced-in area for chickens (or other animals), large turnaround driveway, relaxing screened-in porch, newer efficient boiler (2016) and very efficient newer hot water heater and you've got an amazing place for your family to call home for years to come!

Property Information

Approx. Living Area: **2,636 Sq. Ft.**

Approx. Acres: **1.44 (62,726 Sq. Ft.)**

Garage Spaces: **1 Barn**

Living Area Includes: **Finished Basement**

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

Parking Spaces: **10 Off-Street, Paved Driveway**

Living Area Source: **Other**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes approx 600 sqft of finished lower-level.**

Disclosures: **3 beds on the 1st floor are currently 2 beds due to an open portion of wall. Current owners didn't need 3 beds on the 1st floor. Portion of the wall can VERY EASILY be reinstalled for 3 formal beds on the first floor as originally designed. Seller willing to reinstall if requested. Barn is 'as-is'.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Ceiling Fan(s), Ceiling - Beamed, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Wood / Coal / Pellet Stove, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Peninsula
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bedroom 4:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Skylight, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	2		Skylight, Closet, Flooring - Wall to Wall Carpet
Game Room:	B		Flooring - Wall to Wall Carpet, Wet bar

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes Full, Finished, Interior Access, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Exterior Features: **Porch - Screened, Deck - Wood, Pool - Above Ground, Barn/Stable**
Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Electric, Tank**
Lot Description: **Paved Drive**
Road Type: **Public, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer and Dryer Negotiable.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1929** 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:0248 L:0000.0**
Assessed: **\$276,600**
Tax: **\$4,860** Tax Year: **2016**
Book: **44250** Page: **56**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Cert: **00053571**
Zoning Code: **RB**
Map: **026** Block: **0248** Lot:

Office/Agent Information

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

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

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, 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 (24 Hour): <http://www.premeerrealestate.com/property/>**

Firm Remarks

Please note that VA may be a little tricky due to the condition of the large barn. The barn does need some work to be brought back to fully functional condition. Home itself should have NO PROBLEM going FHA, USDA or Conventional. Title V to be performed by seller once pending and weather permits.

Market Information

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

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

Expiration Date: **6/14/2017**

Original Price: **\$329,900**

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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