

## Premier Real Estate

MLS # 72263529 - New

### Condo - Townhouse



**10 Tuck Farm Rd - Unit 3  
Auburn, MA: Pakachoag Hill, 01501  
Worcester County**

List Price: **\$179,999**

Unit Placement:

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School: **M.Stone/Pakach**

Bathrooms: **1f 1h**

Middle School: **Auburn M.S.**

Master Bath:

High School: **Auburn H.S.**

Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features:

Directions: **Millbury St. to Bancroft St. to Tuck Farm Road, 1st Right or Pakachoag St to Bancroft to Tuck Farm**

### Remarks

Welcome home to your 3 bedroom, 1.5 bathroom PET FRIENDLY town home in Auburn's desirable Meadowbrook Community. Located just off I-290, MassPike and Rt 20, a commuters dream! This unit has updates throughout, updated cabinets, granite countertops, tile backsplash and so much more. In unit laundry just off the kitchen and lots of spacious closet space. Lovely brick patio just off of the kitchen with storage shed, raised garden and spacious back yard which is perfect for entertaining. Bonus loft on 3rd floor provides many opportunities for whatever your needs may be. This unit is in mint condition and move in ready, Welcome home!

### Property Information

Approx. Living Area: **1,382 Sq. Ft. (\$130.25/Sq. Ft.)** Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **2 Hot Water Baseboard, Gas**

Parking Spaces: **1 Off-Street, Deeded, Guest, Improved Driveway, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **0 None**

Levels in Unit: **3**

Living Area Disclosures: **Town considers 2 bedroom but 3rd floor loft could easily be used as a possible 3rd bedroom.**

Disclosures: **All dogs must be 10 lbs or less. Buyer responsible for review of pet rules in association's 'rules and regs'. One deeded and one visitor parking space.**

### Complex & Association Information

Complex Name: **Meadowbrook Condominiums**

Units in Complex: **58** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$297 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Laminate, Main Level, Cable Hookup, Exterior Access</b>
Dining Room:	<b>1</b>		<b>Closet, Flooring - Laminate, Main Level, Exterior Access</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Exterior Access, Remodeled</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet, Flooring - Laminate, Cable Hookup</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Laminate, Cable Hookup</b>
Bedroom 3:	<b>3</b>		<b>Skylight, Flooring - Wall to Wall Carpet, Attic Access, Cable Hookup, High Speed Internet Hookup</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Electric, Washer Hookup</b>

### Features

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, House of Worship, Public School**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Basement: **No**

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers, 100 Amps**

### Other Property Info

Disclosure Declaration: **Yes**  
Exclusions: **Washer/Dryer Negotiable**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1984**

Energy Features: **Storm Windows, Insulated Doors, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Patio, Garden Area**

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

Hot Water: **Electric, Tank**

Insulation Features: **Full, Fiberglass**

Interior Features: **Cable Available**

Management: **Owner Association**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

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

Waterfront: **No**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0034 L:0033-52**

Assessed: **\$168,500**

Tax: **\$3,090** Tax Year: **2017**

Book: **47738** Page: **192**

Cert: **000000082282**

Zoning Code: **RB**

Map: **34** Block: **33** Lot: **52**

### Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Danielle Lussier**  (978) 906-4101

Team Member(s): **Danielle Lussier**  (978) 906-4101

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, Pets on Premises, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Appointment Required, Pets on Premises, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings at this link (24 Hours): <http://www.premeerrealestate.com/property/72263529>**

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

### Firm Remarks

**Please allow a little notice as they have a pet. Thanks!**

### Market Information

Listing Date: **12/12/2017**

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

Expiration Date:

Original Price: **\$179,999**

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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