



**MLS # 71693195 - Price Changed
Condo - Townhouse**

**214 East Hartford Ave - Unit 214
Uxbridge, MA 01569-1203
Worcester County**

List Price: **↓ \$199,900**

Unit Placement:
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **Yes - Common**
Handicap Access/Features:
Directions: **Rt 122 to E Hartford Ave - 7 min to Rte 146 - 10 min to Rte 495**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

B-E-A-UTIFUL! Upgrades galore in this stunning 1200+ 2 bed/1.5 bath townhouse in private 4 unit complex in Uxbridge! Unit boasts gorgeous hardwoods, tile, granite counters, upgraded cabinets, gas fireplace in living room, large master w/walk-in closet, CENTRAL AIR, deep garage, private deck w/slider, private laundry room, etc. Fall in love with the HUGE green backyard! Close to everything... this won't last! Come see today! Ask your Realtor for weblink which include video guided tour, disclosures, etc.

Property Information

Approx. Living Area: **1219 sq. ft. (\$163.99/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **2 Off-Street, Assigned, Guest**
Cool Zones: **Central Air** Levels in Unit: **2**
Living Area Source: **Field Card**
Living Area Disclosures:
Disclosures: **PETS: Cats allowed, Dogs under 100 lbs allowed**

Complex & Association Information

Complex Name: Units in Complex: **4** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$250 Monthly** Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood
Dining Room:	1		Flooring - Stone/Ceramic Tile, Deck - Exterior
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Slider
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes, Full, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Hot Water: **Oil, Tankless**
Insulation Features: **Full, Fiberglass**
Interior Features: **Security System, Cable Available**
Management: **Owner Association**
Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer only a year old (NEGOTIABLE)**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2004/**
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:012.A B:0866 L:0002.0**
Assessed: **\$210.900**

Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No, --**

Tax: **\$3651** Tax Year: **2014**
Book: **35498** Page: **198**
Cert:
Zoning Code: **RES**
Map: Block: 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:

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: **24 Hours - Please book showings ONLY at following link:
www.premeerrealestate.com/property/71693195**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

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.premeerrealestate.com/property/71693195>**

Market Information

Listing Date: **6/4/2014**

Days on Market: Property has been on the market for a total of **118** day(s)

Expiration Date: **11/10/2014**

Original Price: **\$209,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **118** day(s)

Office Market Time: Office has listed this property for **118** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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