

Premier Real Estate
MLS # 72348774 - New
Single Family - Detached



42 Kinsley Lane
Mendon, MA 01756-1236
Worcester County

List Price: **\$349,900**

Style: **Colonial**
 Color: **GRAY**
 Grade School:
 Middle School:
 High School:

Total Rooms: **7**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Master Bath: **Yes**
 Fireplaces: **1**

Handicap Access/Features:

Neighborhood/Sub-Division: **Nipmuc Lake**

Directions: **Rte 16 to Millville Rd to Kinsley Lane (Dead End) - 15 min to Rte 495 and Rte 146**

Remarks

WOW... STUNNING HOME ON NIPMUC LAKE! This updated and spacious 3 Bed/2 Bath home offers stunning views of the lake and includes deeded access to the lake (right across the street) for your enjoyment! The open and updated first floor includes a sweet kitchen (2016), spacious living room w/wood stove and gorgeous fire place, large dining room, full bath w/shower stall and separate laundry room. The second floor boasts a huge master suite w/bathroom and walk-in closet along with two (really three) other bedrooms w/newer carpet! Toss in a newer roof(2016), newer well pump (2011) and a passed 3-bed Title V and you'll want to call it home ASAP!

Property Information

Approx. Living Area: **1,904 Sq. Ft.**

Approx. Acres: **0.3 (13,242 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

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

Parking Spaces: **8 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Home sits on a slab. GLA does not include mechanic room off the rear of the home.**

Disclosures: **Deeded Right-of-Way across the street for access to lake. No Flood Insurance Needed. Passed Title V in hand.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Picture, Recessed Lighting
Dining Room:	1		Flooring - Stone/Ceramic Tile, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Main Level, Exterior Access, Recessed Lighting, Remodeled
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Double Vanity, Recessed Lighting
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Office:	2		Flooring - Wall to Wall Carpet

Features

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

Basement: **No**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1/10 to 3/10**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Patio**

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

Foundation Size:

Foundation Description: **Slab**

Hot Water: **Oil, Tankless**

Insulation: **Mixed**

Lot Description: **Paved Drive, Level**

Road Type: **Public, Paved, Dead End**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Pass**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer and Wood Stove are Negotiable!**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1940** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:16 B:161 P:042**

Assessed: **\$294,100**

Tax: **\$4,988** Tax Year: **2018**

Book: **46935** Page: **342**

Cert: **00002387**

Zoning Code: **RES**

Map: **16** Block: **161** Lot: **042**

Water Utilities: **Private Water**
Waterfront: **No**
Water View: **Yes Lake**

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, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings at following link: <http://www.premeerrealstate.com/property/72348774>**

Firm Remarks

Deed is attached for Right-of-Way wording for access to the Lake. Passage from deed... 'Right of way for foot passage only over a strip of land four feet wide running from Kinsley Land to Lake Nipmuc in Mendon...' (Detailed RoW wording can be found Worcester Registry of Deeds: Book 3799, Page 243)

Market Information

Listing Date: **6/19/2018**

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

Expiration Date: **9/19/2018**

Original Price: **\$349,900**

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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