

Premier Real Estate

MLS # 71982739 - New Single Family - Detached

975 Hill St

Northbridge, MA 01588-1022

Worcester County

Style: **Cottage, Bungalow**

Color:

Grade School:

Middle School:

High School:

Handicap Access/Features:

Directions: **Church St OR Central Turnpike to Hill Street - 5 mins to Rte 146 -
15 mins to MA PIKE**

List Price: **\$199,900**

Total Rooms: **6**

Bedrooms: **2**

Bathrooms: **1f 0h**

Master Bath:

Fireplaces: **0**



Remarks

DREAM YARD AND 2-CAR GARAGE! This spacious 2-Bed bungalow is has a newer roof (09), Boiler (97), replacement windows, Vinyl siding (01), 2-car garage, large living room, sunny dining room, master w/walk-in closet, finished walkout lower level w/family room, play room and office. Step outside in the backyard and you'll fall in love! Large, flat, square backyard abutting a beautiful tree-line! Unfortunately the septic has failed a Title V inspection. That means FHA, VA, USDA, Conventional loans will NOT work. Only cash or rehab (FHA 203k) will work for financing options. Some local banks do offer rehab loans... information can be provided if needed. Again... please ask your lender about your options on a 'Failed Title V' before rushing out to see it. This will make a GREAT home for someone... just need to do your homework on a 'Failed Title V' status with your agent or lender. Do your homework and install a new septic and enjoy this amazing yard, 2-car garage and spacious home!

Property Information

Approx. Living Area: **1416 sq. ft.** Approx. Acres: **0.73 (31714 sq. ft.)** Garage Spaces: **2 Detached, Garage Door Opener, Heated, Storage, Work Area**

Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **10 Off-Street, Improved Driveway, Paved Driveway**

Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:

Living Area Disclosures: **Does NOT include family room, office and bonus room in finished walkout lower-level!**

Disclosures: **Failed Title V (no formal report) - Large lot for new septic location - Seller doesn't have any other information other than Title V has failed, septic plans/designs are buyer's responsibility.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		Ceiling Fan(s), Flooring - Laminate
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate, Deck - Exterior
Master Bedroom:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	B		Flooring - Wall to Wall Carpet
Play Room:	B		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Refrigerator**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Wood, Vinyl**
Exterior Features: **Porch - Enclosed, Deck - Wood, Patio**
Flooring: **Wall to Wall Carpet, Laminate**
Foundation Size:

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer and Pellet Stove Negotiable**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Foundation Description: **Fieldstone**
Hot Water: **Oil, Tank, Tankless**
Lot Description: **Paved Drive, Cleared, Level**
Road Type: **Public, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Failed**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No , --**

Tax Information

Pin #: **M:00011 B:00039**
Assessed: **\$198,700**
Tax: **\$2732** Tax Year: **2016**
Book: **5138** Page: **499**
Cert:
Zoning Code: **R2**
Map: **00011** Block: **00039** 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/71982739**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5% NS**
Facilitator: **1% NS**
Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealestate.com/property/71982739>

Market Information

Listing Date: **4/4/2016**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date: **7/4/2016**
Original Price: **\$199,900**
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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