

Premier Real Estate

MLS # 72130329 - New Single Family - Attached



**NOT A HALF-DUPLEX...
A SINGLE-FAMILY ATTACHED!**

**20 Robert St
Uxbridge, MA 01569-1147
Worcester County**

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

Style: **Colonial**

Total Rooms: **5**

Color: **WHITE**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Handicap Access/Features:

Directions: **W. Hartford Ave to Robert St - 5 minutes to Rte 146 - 20 mins to MA Pike - 20 mins to Rte 495**

Remarks

Simply... WOW! A beautiful single family (attached) in Uxbridge for under \$200K? This well kept 2-bed/1.5 bath home boasts hardwoods in kitchen (and under living room carpet), tiled bathrooms, large bedrooms, replacement windows (2011), gas furnace (2013), central AC (2013), wide paved driveway (2015) and roof (front 2015, back 2009). Enjoy your good-sized fenced backyard w/cement patio which overlooks a cute pond. This home does sit on a slab foundation so it does not have a basement... but it does have loads of storage inside! Plus look at it this way... no water in the basement. So what exactly is a Single-Family Attached? It is treated JUST like a single family home... the only difference is you share a common wall with your neighbor. You own the land, pay no shared fees, share no utilities, etc. so MUCH more appealing than a half-duplex. Come out ASAP to see for yourself how amazing this home is for the money! FHA/VA/USDA and conventional welcome (unlike with half-duplexes)!

Property Information

Approx. Living Area: **1,144 Sq. Ft.**

Approx. Acres: **0.15 (6,534 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **4 Off-Street, Improved Driveway, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Single Family Attached (NOT half-duplex)! This acts JUST like a typical single family home... you own your land (not shared), pay your own separate utilities, have your own homeowner's insurance and NO restrictions from any condo docs, fees, etc. JUST share a common wall with your neighbor.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Breakfast Bar / Nook, Recessed Lighting
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

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

Basement: **Yes Slab**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Patio, Gutters, Storage Shed, Fenced Yard**

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

Foundation Size:

Foundation Description: **Slab**

Hot Water: **Natural Gas, Tank**

Insulation: **Full**

Lot Description: **Paved Drive, Fenced/Enclosed, Level, Scenic View(s)**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Seller W/Participate**

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

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer and Dryer are negotiable.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1990** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:012.C B:3322 L:0000.0**

Assessed: **\$110,800**

Tax: **\$1,947** Tax Year: **2016**

Book: **44309** Page: **43**

Cert: **00058447**

Zoning Code: **RA**

Map: **012.C** Block: **3322** Lot:

Water Utilities: **City/Town Water**
Waterfront: **Yes Pond, Private**
Water View: **Yes Pond**

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/72130329>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please note this is an amazing property... especially in this price point. Just please let your buyers know that it does sit on a slab (no basement). Large insulated utility closet in the rear of home houses gas furnace, etc. so they are not in the house like other slabs.

Market Information

Listing Date: **3/13/2017**

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

Expiration Date:

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:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2017 MLS Property Information Network, Inc.

www.PremeerRealEstate.com