

Premier Real Estate

MLS # 72281027 - New Single Family - Detached



**51 Woodland Rd
Uxbridge, MA 01569-1468
Worcester County**

List Price: **\$309,900**

Style: **Raised Ranch, Split Entry**

Total Rooms: **7**

Color: **GREY**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **W. River Rd to My Way to Brandy to Woodland - 10 min to Rte 146 - 15 min to Rte 495**

Remarks

SIMPLY STUNNING! This spacious home boasts gorgeous hardwoods throughout the first floor (2016), open kitchen/dining/living room, good-sized master w/large walk-in closet, oversized rustic family room in the lower-level, architectural roof (2016), electric HW heater (2016), etc. Toss in a good-sized fenced-in backyard, HUGE front yard and plenty of parking and you'll fall in love with the exterior as well! The home is currently set up with a large master w/nursery (which many would use as a walk-in closet). The third bedroom is in the finished lower-level. Must see this one before it's gone!

Property Information

Approx. Living Area: **1,798 Sq. Ft.**

Approx. Acres: **1.03 (44,867 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes: **Finished Basement**

Heat Zones: **Electric**

Parking Spaces: **10 Off-Street, Paved Driveway**

Living Area Source: **Other**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes approx 850 sqft of finished lower-level**

Disclosures: **Original floor plan included two smaller bedrooms at the end of the hall. Currently set up with a large master w/nursery (which many would use as a walk-in closet). Good-sized third bedroom currently used for storage in lower-level.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|------|---|
| Living Room: | 1 | | Fireplace, Flooring - Hardwood |
| Dining Room: | 1 | | Flooring - Hardwood, Slider |
| Family Room: | B | | Closet, Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | | Flooring - Hardwood |
| Master Bedroom: | 1 | | Closet - Walk-in, Flooring - Hardwood |
| Bedroom 2: | 1 | | Closet, Flooring - Hardwood |
| Bedroom 3: | B | | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile |
| Laundry: | B | | Dryer Hookup - Electric, Washer Hookup |

Features

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **Yes Full, Finished, Interior Access**

Beach: **No**

Electric: **Circuit Breakers, 200 Amps**

Exterior: **Vinyl**

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

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Electric, Tank**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Fenced/Enclosed**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer, fridge in 3rd bedroom and Pellet Stove negotiable**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1992** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:014.0 B:0914 L:0000.0**

Assessed: **\$259,200**

Tax: **\$4,396** Tax Year: **2017**

Book: **54882** Page: **334**

Cert: **000000009889**

Zoning Code: **RC**

Map: **14** Block: **914** Lot:

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 this link (24 Hour): <https://www.premeerrealstate.com/property/72281027>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5% NS**

Facilitator: **1% NS**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please set up showing at the link in 'Showing Instructions'. Open house planned for Sunday (2/18) from 11AM-1PM. Showings start now. Sellers are willing to cancel the open house given the right offer. Title V inspection to be performed shortly.

Market Information

Listing Date: **2/13/2018**

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

Expiration Date:

Original Price: **\$309,900**

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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