

Premier Real Estate

MLS # 72213280 - New

Condo - Townhouse



**109 Border St - Unit 109
Northbridge, MA 01588-1857
Worcester County**

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

Unit Placement: **End**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **Main Street to Border Street - 5 min to Rte 146 - 15 min to MA Pike**

Remarks

WOW... PET FRIENDLY AND BRAND-SPANKIN' NEW CARPET! Spacious 3 Bed/2.5 Bath Townhouse w/Garage built in 2007! This 3-story unit boasts an open first floor with large living room (hardwoods) and kitchen w/tile floors and Corian counters. Second floor includes two large bedrooms and a full bath. Third floor is ALL MASTER! A large master bedroom with large office/master living room/nursery and your own private full bath! Toss in a once car garage, Central AC and gas heat in this end-unit and you'll fall in love! Condo fees are low @ \$146/mo due to only three-unit complex. Don't miss out on this rare unit!

Property Information

Approx. Living Area: **1,914 Sq. Ft. (\$104.44/Sq. Approx. Acres: Ft.)**

Garage Spaces: **1 Under, Garage Door Opener**

Living Area Includes: **Finished Basement**

Heat Zones: **Forced Air, Gas**

Parking Spaces: **3 Deeded, Paved Driveway**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **3**

Living Area Disclosures: **Includes finished hallway in lower-level from garage.**

Disclosures: **3-unit complex/association so condo fees include master insurance and refuse removal (dumpster). Pets will need other unit owners' approval but have been very accommodating in the past as all unit owners currently have pets.**

Complex & Association Information

Complex Name:

Units in Complex: **3 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$146 Monthly**

Assoc. Fee Incls: **Master Insurance, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Slider
Master Bedroom:	3		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	3		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	3		Flooring - Wall to Wall Carpet

Features

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

Basement: **Yes Partial, Partially Finished, Interior Access, Garage Access, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

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

Hot Water: **Electric, Tank**

Insulation Features: **Full, Mixed**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer Negotiable**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2007**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

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

Lender Owned: **No**

Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M:0006A B:00250**
Assessed: **\$213,100**
Tax: **\$2,883** Tax Year: **2017**
Book: **44754** Page: **23**
Cert: **00100313**
Zoning Code: **R5**
Map: **0006A** Block: **00250** 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, 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/>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please give my sellers a little notice for showings as they have children. They also have friendly cats so please keep all exterior doors closed behind you. Thanks!

Market Information

Listing Date: **8/14/2017**

Days on Market: Property has been on the market for a total of **45** 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 **45** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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