

Premier Real Estate

MLS # 72301311 - New

Condo - Attached



**25 Spruce St - Unit 25
Northbridge, MA 01534-2019
Worcester County**

List Price: **\$289,900**

Unit Placement: **End**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **Sutton St to Gendron to Hemlock to Spruce - 10 mins to Rte 146 - 18 to MA PIKE - 20 to Rte 495**

Remarks

NO MORE SHOVELING AND YARD WORK! Toss your 'to-do' list aside and move right into this pristine 55+ ONE LEVEL 2 bed/2 bath condo. Nothing to do but move into this spacious and open end-unit and enjoy your summer. Enjoy your two-car garage, stunning kitchen (granite counters, gas stove, room for an island), spacious living room (vaulted ceilings, gas stove) as well as your two good-sized bedrooms (each with a private bath)! Toss in first-floor laundry and a HUGE lower-level perfect for a workshop, storage, finished room or ALL THREE! Don't worry about your doggy or kitty... they have a fairly relaxed pet policy (see disclosures for more info). Come see to fall in love!

Property Information

Approx. Living Area: **1,437 Sq. Ft. (\$201.74/Sq. Ft.)** Approx. Acres:

Garage Spaces: **2 Attached, Garage Door Opener**

Living Area Includes:

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

Parking Spaces: **2 Off-Street, Deeded, Paved Driveway**

Living Area Source: **Unit Floor Plan**

Cool Zones: **1 Central Air**

Levels in Unit: **1**

Living Area Disclosures: **Living area and all measurements to be verified by buyer.**

Disclosures: **55+ Community. Owner maintains front and back porch areas. Pets allowed with approval from the board (pet approval form and pet policy doc available for review).**

Complex & Association Information

Complex Name: **Pine Knoll**

Units in Complex: **21** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$355**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Deck - Exterior, Recessed Lighting, Slider
Dining Room:	1		Flooring - Hardwood, Wainscoting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Recessed Lighting
Master Bedroom:	1		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

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

Association Pool: **No**

Basement: **Yes Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck - Wood**

Other Property Info

Adult Community: **Yes**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2006**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Propane Gas, Tank**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions**
Restrictions: **Adult Community**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

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

Tax Information

Pin #: **M:00019 B:00506**
Assessed: **\$236,300**
Tax: **\$3,058** Tax Year: **2018**
Book: **52485** Page: **358**
Cert: **000000056545**
Zoning Code: **RES**
Map: **019** Block: **506** 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**

Showing: Facilitator: **Lock Box, Appointment Required**

Special Showing Instructions: **Please book showings at this link (Easy Show):**

<https://www.premeerrealestate.com/property/72301311>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Showings start now. Vacant, easy to show. Sellers are willing to cancel this Sunday's Open House (4/8) from 12PM-2PM given the right offer. Please set up all showings via the weblink in the showing instructions. I've attached the Pet policy/pet approval form along with many of the condo docs to MLS

Market Information

Listing Date: **4/2/2018**

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

Expiration Date:

Original Price: **\$289,900**

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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