

Premeer Real Estate

**MLS # 72040018 - New
Condo - Townhouse**



**39 Fox Meadow Rd - Unit G
Leominster, MA 01453-1945
Worcester County**

List Price: **\$139,900**

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **5 mins to Route 2 and about 7 mins to Rte 190 - 1 mile from train station**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces:

Remarks

STUNNING, PRIVATE AND PET FRIENDLY UNIT IN FOX MEADOW! Your chance to own a great 2 bed/1.5 bath townhouse with lots of updates which include: kitchen (08), bathrooms (08), Central AC Compressor (10), HW Heater (12), composite deck (09), all newer Harvey windows and slider (08), etc. Toss in TWO deeded parking spots directly in front of your unit, one of the most private back decks in the whole complex, convenient location in complex, updated plumbing, security system, gas heat, large bedrooms & closets, etc. Let's talk about your doggies and kitties... VERY PET FRIENDLY! Rules and Regs allows 2 pets (all breeds and sizes of dogs allowed)... ask for the hard details. Toss in tennis courts, in-ground pool, minutes from route 2 & 190 and a mile from the train station and you'll want to call it home! Don't miss out on this rare unit in Fox Meadow! Ask your Realtor for the video guided tour link to see for yourself!

Property Information

Approx. Living Area: **1,480 Sq. Ft. (\$94.53/Sq. Ft.)** Approx. Acres:

Garage Spaces: **0**

Living Area Includes: **Finished Basement**

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

Parking Spaces: **2 Deeded, Common, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air**

Levels in Unit: **2**

Living Area Disclosures: **Includes large finished lower-level family room**

Disclosures: **Very pet friendly... 2 Pets (Dogs/Cats/Birds) Allowed (Any size/breed) - Ask for Rules and Regs to confirm pet information for yourself.**

Complex & Association Information

Complex Name: **FOX MEADOW**

Units in Complex: **144 Complete:**

Units Owner Occupied: Source:

Association: **Yes Fee: \$233 Monthly**

Assoc. Fee Inclds: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Deck - Exterior, Slider
Dining Room:	1		Flooring - Laminate
Family Room:	B		Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Cabinets - Upgraded, Remodeled
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Public Transportation, Swimming Pool, Tennis Court, Highway Access, Public School**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **Yes Inground**
Basement: **Yes Full, Partially Finished, Interior Access**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Wood**
Exterior Features: **Deck - Composite, Tennis Court**
Flooring: **Tile, Wall to Wall Carpet, Laminate**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer and Freezer are Excluded but Negotiable**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1986**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Hot Water: **Natural Gas, Tank**
Interior Features: **Security System, Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Office/Agent Information

Listing Office: **Premeer Real Estate LLC**  (401) 274-6200

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: **Appointment Required, Other (See Special Showing Instructions)**

Showing: Facilitator: **Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings ONLY at following link:**

<http://www.premeerrealstate.com/property/72040018>

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:

<http://www.premeerrealstate.com/property/72040018>

Market Information

Listing Date: **7/18/2016**

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

Expiration Date: **10/18/2016**

Original Price: **\$139,900**

Off Market Date:

Sale Date:

Tax Information

Pin #: **M:0251 B:0020 L:0006G**

Assessed: **\$115,500**

Tax: **\$2,261** Tax Year: **2016**

Book: **6726** Page: **81**

Cert: **8681**

Zoning Code: **1021**

Map: **251** Block: **20** Lot: **6G**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5% NS**

Facilitator: **1% NS**

Compensation Based On: **Net Sale Price**

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