

Premeer Real Estate

**MLS # 72176356 - New
Single Family - Detached**



**15 Bruce St
Uxbridge, MA 01569-1503
Worcester County**

List Price: **\$269,900**

Style: **Raised Ranch, Split Entry**

Total Rooms: **7**

Color: **WHITE**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **2**

Handicap Access/Features:

Directions: **Rte 16 to Cross St to Bruce St - 7 min to Rte 146 - 20 min to Rte 495 - 20 min to MA PIKE**

Remarks

Spacious and Sunny 3 Bed/2 Bath split-entry w/cute backyard and relaxing (updated) 3-season sunroom! Gorgeous hardwoods span from the living room into the three good-sized 1st floor bedrooms. With any typical split-entry the lower-level does include some finished area (family room) with fireplace and large windows. Very easily finish the rest of the lower-level to gain more equity and move living area! Also a three minute walk to the start of the popular Blackstone Canal Towpath and Historic Stanley Woolen Mill. Enjoy just under 1500 sqft of living area, your sunny 3-season room and private backyard this summer!

Property Information

Approx. Living Area: **1,490 Sq. Ft.**

Approx. Acres: **0.33 (14,375 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes: **Finished Basement**

Heat Zones: **Hot Water Baseboard, Oil**

Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes Approx. 275 of Family Room in Lower-Level**

Disclosures: **Estate Sale (sellers have never lived at the property). Electric easement over easterly portion of lot (see deed). 2nd Bath is in unfinished portion of lower-level**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Wall to Wall Carpet
Family Room:	B		Fireplace, Flooring - Laminate
Kitchen:	1		Flooring - Laminate, Slider
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	B		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Sun Room:	1		Slider

Features

Appliances: **Range, Refrigerator**
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch - Screened, Storage Shed**
Flooring: **Tile, Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Oil, Tankless**
Insulation: **Mixed, Unknown**
Lot Description: **Paved Drive, Easements, Cleared, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**
Water Utilities: **City/Town Water**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1968** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:019.0 B:2735 L:0000.0**
Assessed: **\$230,000**
Tax: **\$3,901** Tax Year: **2017**
Book: **4775** Page: **210**
Cert:
Zoning Code: **RA**
Map: **019** Block: **2735** Lot:

Waterfront: **No**
Water View: **No**

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/72176356>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Property is vacant due to an estate sale. Showings are very easy to set up... please copy and paste the link in the showing instructions. THANKS!

Market Information

Listing Date: **6/5/2017**

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

Expiration Date:

Original Price: **\$269,900**

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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