

## Premier Real Estate

### MLS # 72272943 - New Single Family - Detached



**41 Hawthorne St  
Auburn, MA 01501-3003  
Worcester County**

List Price: **\$254,900**

Style: **Cape**

Total Rooms: **7**

Color: **BEIGE**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Rt 20 to Greenwood St to Hawthorne St (Dead End) - 3 Min to MA Pike 146 N/S!!!**

### Remarks

**OMG! Fall in love with this 3 Bed/1.5 Bath Cape loaded with hardwoods only minutes from the MA Pike and Rte. 146 on the Auburn/Millbury line! Enjoy your granite counters and SS appliances in the kitchen while your guests enjoy a glass of wine in your dining room and warm by the fire in your spacious living room (w/fireplace). Curl up with a book in your sunny office off the living room. Upstairs boasts large bedrooms loaded with hardwoods and a full bath. Toss in a one car attached garage, mud room in-between the garage/house and a large spacious backyard and you'll yearn for the warmer months in your backyard paradise! If that's not enough... the basement is just waiting to be finished into a large family room. **UPDATES: Roof is less than 10-years-old, boiler is about 5-years-old, newer double insulated oil tank (2015) and lots of great energy-savings via MA Save in 2015! Don't miss this one!****

### Property Information

Approx. Living Area: **1,157 Sq. Ft.**

Approx. Acres: **0.48 (20,908 Sq. Ft.)**

Garage Spaces: **1 Attached**

Living Area Includes:

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

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **(Basement currently unfinished but can easily be made into a family room)**

Disclosures: **Portion of the property (0.2 acres) is located in Millbury. All structures are in Auburn on two separate parcels (0.23 acres and 0.05 acres). Various tax bills are paid but extremely EASY and cause no complications or issues at all per seller.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Exterior Access</b>
Dining Room:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Exterior Access</b>
Master Bedroom:	<b>2</b>		<b>Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Hardwood</b>
Bedroom 3:	<b>1</b>		<b>Closet, Flooring - Hardwood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>
Office:	<b>1</b>		<b>Flooring - Hardwood</b>

### Features

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

Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**

Beach: **No**

Electric: **Circuit Breakers, 100 Amps**

Exterior: **Vinyl**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Insulation: **Mixed**

Lot Description: **Level**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

### Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer negotiable**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1930** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0028 L:0015**

Assessed: **\$190,600**

Tax: **\$3,496** Tax Year: **2017**

Book: **52117** Page: **195**

Cert: **000000020941**

Zoning Code: **HB**

## 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 following link (24 Hour):**

**<http://www.premeerrealestate.com/property/72272943>**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

## Firm Remarks

**Open to showings and offers before the planned open house! Please schedule all showings at the link in 'Showing Instructions'. I'll reply fairly quickly with a response/confirmation and showing instructions. SHOWINGS TO BE DONE THIS WED (1/24) AND THURS (1/25) DUE TO SELLERS' DOGGIES.**

## Market Information

Listing Date: **1/22/2018**

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

Expiration Date:

Original Price: **\$254,900**

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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