



MLS # 71893112 - New Single Family - Detached

18 Fruit
Milford, MA 01757-3233
Worcester County
 Style: **Colonial, Antique**
 Color: **Lt. Gray**
 Grade School:
 Middle School:
 High School: **Milford**
 Handicap Access/Features:
 Directions: **Rt 16 to Fruit Street**

List Price: **\$208,900**

Total Rooms: **7**
 Bedrooms: **3**
 Bathrooms: **1f 1h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

Fresh as a daisy, this Antique Village Colonial awaits your finishing touches. Located on a quiet street with a great location - close to the Hopedale line and walking distance to Milford Hospital. This home has been freshly painted inside and out. Kitchen and baths, updated - some newer windows! Roof, electric and heating system updated less than 10 years ago. Antique hardwood floors and potential future expansion in the walk-up attic. Loads of space for your projects in the detached garage. Great level yard with space to entertain. Open Sunday - August 30, 2015 - 1pm-3pm.

Property Information

Approx. Living Area: **1461 sq. ft.** Approx. Acres: **0.2 (8712 sq. ft.)** Garage Spaces: **2 Detached, Work Area, Side Entry**
 Living Area Includes: Heat Zones: **Steam, Gas** Parking Spaces: **4 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **Window AC** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Buyer/Buyers Agent to confirm all measurements**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x12	Flooring - Wood
Dining Room:	1	13x12	Flooring - Wood
Family Room:			Flooring - Wood
Kitchen:	1	20x12	Flooring - Stone/Ceramic Tile
Master Bedroom:	2	15x12	Flooring - Wood
Bedroom 2:	2		Flooring - Wood
Bedroom 3:	2		Flooring - Laminate
Bath 1:	1	--	--
Laundry:	1	--	--
Sun Room:	1	--	--
Mud Room:	1	--	--

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Area Amenities: **Shopping, Park, Medical Facility, Bike Path, House of Worship, Private School, Public School**
 Basement: **Yes Interior Access, Unfinished Basement**
 Beach: **No**
 Construction: **Frame**
 Electric: **100 Amps**
 Exterior: **Clapboard**
 Exterior Features: **Porch - Enclosed, Deck, Gutters, Garden Area**
 Flooring: **Wood, Laminate**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Tank**
 Insulation: **Unknown**
 Interior Features: **Cable Available, Walk-up Attic**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions:
 Green Certified: **Unknown**
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built: **1890** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$172,700**
 Tax: **\$3030.89** Tax Year: **2015**
 Book: **44603** Page: **382**
 Cert:
 Zoning Code: **res**
 Map: **52** Block: **000** Lot: **314**

Office/Agent Information

Listing Office: **Premier Real Estate, LLC** (508) 278-5390
 Listing Agent: **Patti Duggan Kane** (508) 736-5083
 Team Member:
 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: **Other (See Special Showing Instructions)**
 Showing: Facilitator: --
 Special Showing Instructions: **Easy to Show - Book showings ONLY at following link: www.premierrealestate.com/property/71893112**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc: <http://www.premierrealestate.com/property/71893112>

Market Information

Listing Date: **8/21/2015** Listing Market Time: MLS# has been on for **0** day(s)
 Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
 Expiration Date:
 Original Price: **\$208,900** Cash Paid for Upgrades:
 Off Market Date: Seller Concessions at Closing:
 Sale Date: