

Premier Real Estate

MLS # 72210267 - New

Condo - Half-Duplex



50 Power Street - Unit A
Uxbridge, MA 01569
Worcester County
 Unit Placement: **Street**
 Unit Level: **1**
 Grade School: **Taft / Whitin**
 Middle School: **McCloskey**
 High School: **Uxbridge High**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Route 16 to Hecla Street to 1st Left onto Power.**

List Price: **\$249,900**
 Total Rooms: **6**
 Bedrooms: **3**
 Bathrooms: **1f 1h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

Well maintained 3 bed/1.5 bath half-duplex located in a family friendly neighborhood featuring a large fenced in back yard and good size deck. The first floor features beautiful bamboo hardwood flooring throughout with a tiled half bath off the kitchen. All the rooms have been tastefully painted in warm neutral colors as well as the trim, doors, and ceilings. The kitchen counter-tops and backsplash were just replaced in July and look great with the maple cabinets. The stove and dishwasher are stainless steel, the refrigerator is negotiable. Upstairs is all birch hardwood and the flooring in the full bath was just redone! Everything has been done and is move in ready! The home features central vac and central a/c with oil heat and town water/sewer. Full basement and pull down attic for storage and a nice size shed for all your outdoor storage needs. NO CONDO FEES & PET FRIENDLY!!!! Master Insurance is split with the other side.

Property Information

Approx. Living Area: **1,170 Sq. Ft. (\$213.59/Sq. Ft.)**
 Living Area Includes:
 Living Area Source: **Field Card**
 Living Area Disclosures:
 Disclosures: **Small portion of main driveway as you enter is shared between the 2 duplexes but you have your own parking spots.**

Approx. Acres:
 Heat Zones: **2 Hot Water Baseboard, Oil**
 Cool Zones: **2 Central Air**

Garage Spaces: **0**
 Parking Spaces: **2 Off-Street**
 Levels in Unit: **2**

Complex & Association Information

Complex Name: **West River Realty, LLC**
 Association: **No Fee**
 Assoc. Fee Inclds:
 Special Assessments: **Unknown**

Units in Complex: **2 Complete: Yes**
 Units Owner Occupied: **4 Source: Public**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Hardwood, Cable Hookup
Dining Room:	1		Flooring - Hardwood, Balcony / Deck, French Doors
Kitchen:	1		Bathroom - Half, Flooring - Hardwood, Countertops - Upgraded, Stainless Steel Appliances
Master Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric

Features

Area Amenities: **Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, Private School, Public School**
 Appliances: **Range, Dishwasher, Microwave**
 Association Pool: **No**
 Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Docs in Hand: **Master Deed, Unit Deed**
 Electric Features: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck - Wood, Storage Shed, Fenced Yard, Gutters**
 Flooring: **Tile, Laminate, Bamboo, Hardwood**
 Hot Water: **Tankless**
 Insulation Features: **Fiberglass**
 Interior Features: **Central Vacuum, Cable Available**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **Owners personal belongings. The refrigerator, washer, dryer, and stand up freezer are all negotiable**
 Facing Direction: **East**
 Green Certified: **Unknown**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **2001**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **304019039390000A**
 Assessed: **\$224,000**
 Tax: **\$2,849.48** Tax Year: **2017**
 Book: **47915** Page: **337**
 Cert:
 Zoning Code: **0**
 Map: **19** Block: **3939** Lot: **0000.A**

Office/Agent Information

Listing Office: **Premier Real Estate, Inc.** (508) 278-5390
 Listing Agent: **Shelley Ferrage** (508) 714-6369
 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: **Other (See Special Showing Instructions)**
 Showing: Facilitator: **Other (See Special Showing Instructions)**
 Special Showing Instructions: **Please book showing at following link (24 Hour): https://www.premierrealestate.com/property/72210267**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **1**
 Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, sellers disclosure, etc: <https://www.premierrealestate.com/property/72210267>

Market Information

Listing Date: **8/8/2017**
 Days on Market: Property has been on the market for a total of **0** day(s)
 Expiration Date:
 Original Price: **\$249,900**
 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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