

Premier Real Estate

MLS # 72130283 - New

Condex - Half-Duplex



56 Power St - Unit 56
Uxbridge, MA 01569-1339
Worcester County

List Price: **\$239,900**

Unit Placement:

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School: **Taft & Whitin**

Bathrooms: **1f 1h**

Middle School: **McCloskey**

Master Bath: **No**

High School: **Uxbridge High**

Fireplaces:

Outdoor Space Available: **Yes - Private**

Handicap Access/Features: **No**

Directions: **Route 16 to Hecla Street, 1st left onto Power - 7 min to rte. 146 - about 15 min to rte 495**

Remarks

Well maintained 3 bed/1.5 bath half-duplex located in a family friendly neighborhood featuring freshly painted interior in neutral colors and hardwood floors throughout the 1st floor. Nice sized kitchen with maple cabinets and plenty of counter space. All of the kitchen appliances are included and the back splash was just installed. The dining room features a slider to the deck and back yard. The cozy living room is partially open to the dining and kitchen making the first floor feel open and airy with loads of natural light. The second floor includes the Master bedroom with two full sized closets, carpet and plenty of natural light and was also just painted. Two additional bedrooms, one with laminate wood flooring and the other is carpeted. Stay cool in the summer with Central A/C as well as convenient Central Vac. Full basement offers plenty of storage and there is also a shed outside. No condo fees and pet friendly!

Property Information

Approx. Living Area: **1,170 Sq. Ft. (\$205.04/Sq. Approx. Acres:**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **2 Hot Water Baseboard, Oil**

Parking Spaces: **4 Off-Street, Deeded, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **2 Central Air**

Levels in Unit: **2**

Living Area Disclosures:

Disclosures: **Only shared fee with other unit is master insurance. - Small portion of driveway is shared but you have your own parking spaces.**

Complex & Association Information

Complex Name: **West River Reality LLC**

Units in Complex: **2 Complete: Yes**

Units Owner Occupied: Source:

Association: **No Fee:**

Assoc. Fee Incls:

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Hardwood, Cable Hookup
Dining Room:	1		Flooring - Hardwood, French Doors, Exterior Access
Kitchen:	1		Flooring - Hardwood
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Laminate
Bath 1:	1		Bathroom - Half, Flooring - Vinyl
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Vinyl
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School**

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

Association Pool: **No**

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

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Vinyl**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Washer & Dryer negotiable**

Facing Direction: **South**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2001**

Exterior Features: **Porch, Deck, Gutters**
Flooring: **Wood, Wall to Wall Carpet, Laminate**
Hot Water: **Oil, 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 Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**


Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:019.0 B:4015 L:0000.B**
Assessed: **\$161,600**
Tax: **\$2,839** Tax Year: **2016**
Book: **25864** Page: **357**
Cert:
Zoning Code: **0**
Map: **019.0** Block: **4015** Lot: **0000.B**

Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Shelley Ferrage**  (508) 714-6369

Team Member(s): **Shelley Ferrage**  (508) 714-6369

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, Sign, Pets on Premises, Other (See Special Showing Instructions)**

Showing: Facilitator: **Sign, Pets on Premises, Other (See Special Showing Instructions)**

Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **3/13/2017**

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

Expiration Date:

Original Price: **\$239,900**

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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