

Premier Real Estate

MLS # 71978172 - New

Condo - Half-Duplex



171 Granite St - Unit 171

List Price: **\$199,900**

Uxbridge, MA : North Uxbridge 01569-1230

Worcester County

Unit Placement:

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Outdoor Space Avail: **Yes - Private**

Handicap Access/Features:

Directions: **E Hartford to Granite St - Rte 19 to Granite St - 7 mins to 146 - 20 min to MA PIKE - 15 min to 495**

Remarks

SIMPLY STUNNING! Amazing 3 bed/1.5 bath half-duplex with loads of recent updates! Some of the major updates all within the last 10 years include: Roof, Central AC, Boiler, Heated Gutters, Kitchen Cabinets, Exterior Paint, Replacement Windows, Garage Door, Invisible Pet Fence, etc. Just like a cheesy late-night infomercial... WAIT, THERE'S MORE! Toss in a garage, garden area, large back patio, comfy wooden swing, shed, first floor laundry and a workshop area and you'll want to move in IMMEDIATELY! Don't miss out on this opportunity! Ask your agent for the video guided tour link to see for yourself!

Property Information

Approx. Living Area: **1152 sq. ft. (\$173.52/sq. ft.)** Approx. Acres:

Garage Spaces: **1 Under, Garage Door Opener**

Living Area Includes:

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

Parking Spaces: **10 Off-Street, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air, Individual** Levels in Unit: **2**

Living Area Disclosures:

Disclosures:

Complex & Association Information

Complex Name:

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

Units Owner Occupied: **2** Source:

Association: **No** Fee: **\$**

Assoc. Fee Incls: **--**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Main Level
Kitchen:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Main Level, Deck - Exterior, Slider
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

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

Basement: **Yes, Full, Walk Out, Interior Access, Garage Access, Concrete Floor**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed**

Electric Features: **Circuit Breakers, 100 Amps**

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

Exterior: **Clapboard**

Other Property Info

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Washer, Dryer, Kitchen Island and Pellet Stove are negotiable.**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built/Converted: **1987/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Exterior Features: **Deck - Wood, Patio, Garden Area, Invisible Fence, Gutters**
Flooring: **Tile, Wall to Wall Carpet, Laminate**
Hot Water: **Oil, Tankless**
Insulation Features: **Full, 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**
Terms: **Seller W/Participate**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No, --**

Year Round: **Yes**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:012.A B:2394 L:0002.0**
Assessed: **\$148,600**
Tax: **\$2611** Tax Year: **2016**
Book: **39106** Page: **20**
Cert:
Zoning Code: **102**
Map: **12.A** Block: **2394** Lot: **0002**

Office/Agent Information

Listing Office: **Premeer Real Estate LLC**  (401) 274-6200

Listing Agent: **Chris Whitten**  (401) 527-1004

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: **Call List Office, Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**

Showing: Facilitator: **Call List Office, Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:
www.premeerrealestate.com/property/71978172**

Firm Remarks

**Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:
<http://www.premeerrealestate.com/property/71978172>**

Market Information

Listing Date: **3/28/2016**

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

Expiration Date: **6/28/2016**

Original Price: **\$199,900**

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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