

Premier Real Estate

MLS # 72259114 - New

Condo - Townhouse, Attached



**104 E Hartford Ave - Unit B
Uxbridge, MA: North Uxbridge, 01569-1258**

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

Worcester County

Unit Placement: **Street, End, Corner**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **3**

Grade School: **Taft and Whitin**

Bathrooms: **1f 1h**

Middle School: **McCloskey**

Master Bath: **Yes**

High School: **Uxbridge High**

Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features:

Directions: **From 146 via exit 3. Left onto Rte 16E. Left onto Rte 122N. At light Right onto E Hartford Ave.**

Remarks

This Beautifully Remodeled Townhouse Offers Condo Amenities With A Single Family Feel. Enjoy Over 1700 Sq. Ft. Of Living Space In Move In Condition & Home Ownership Without All the Outside Maintenance. First Floor Features A Large Living Room With Water Views Of The Mumford River While Your Kitchen Offers Stainless Steel Appliances And An Over-Sized Peninsula Perfect For Entertaining. Upstairs Is Where You Will Find 3 Great Sized Bedrooms Including The Master With A Half Bath & Another Bedroom With A Slider To Your Private Balcony. Need More? The Full Basement Offers Plenty Of Storage And Spacious Laundry Area. Gas Heat, Central A/C, Town Water/Sewer Along With 6 Parking Spots Make This Property A Great Opportunity For Someone Looking To Purchase Their First Home Or Someone Looking To Transition From Single Family Home Ownership To Condo Living A Bit More Gradually! Don't Miss This Opportunity To Explore Different Ideas. ~ Not A Drive-By ~See Why~

Property Information

Approx. Living Area: **1,756 Sq. Ft. (\$113.84/Sq. Ft.)** Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **2 Forced Air, Gas**

Parking Spaces: **6 Off-Street, Assigned, Deeded, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **2 Central Air**

Levels in Unit: **2**

Living Area Disclosures:

Disclosures: **Flood Insurance is included in the monthly condo fees (Due to proximity to Mumford River)**

Complex & Association Information

Complex Name: **Mumford River Condominium**

Units in Complex: **6 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$375 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Laminate, French Doors, Cable Hookup, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Paper Based, French Doors, Cable Hookup, Exterior Access, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove, Peninsula
Master Bedroom:	2		Bathroom - Half, Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Cable Hookup, Recessed Lighting
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Wall to Wall Carpet, Wainscoting
Bath 2:	2		Bathroom - Half
Laundry:	B		Dryer Hookup - Gas, Washer Hookup

Features

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

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

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

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Certificate of Insurance, Other (See Remarks)**

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

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer & Dryer are negotiable.**

Facing Direction: **South**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1970**

Exterior: **Vinyl**
Exterior Features: **Patio, Balcony, Screens**
Flooring: **Tile, Wall to Wall Carpet, Laminate**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available, French Doors**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Other (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Seller W/Participate**
Utility Connections: **for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **Yes Canal**


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:012.A B:1474 L:0000.B**
Assessed: **\$201,900**
Tax: **\$3,424** Tax Year: **2017**
Book: **34533** Page: **35**
Cert: **Oct. 28, 2003**
Zoning Code: **RES**
Map: **12** Block: **1474** Lot: **B**

Office/Agent Information

Listing Office: **Premeer 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: **Lock Box, Sign, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Sign, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings at this link (EASY TO SHOW):**

<http://www.premeerrealestate.com/property/72259114>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Current Flood Insurance Policy is attached (included in the condo fees). Brief history and description of previous assessments and work to building/complex (per the seller) are attached to this listing.

Market Information

Listing Date: **11/27/2017**

Days on Market: Property has been on the market for a total of **185** day(s)

Expiration Date:

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

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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