

Premier Real Estate

**MLS # 72326347 - New
Single Family - Detached**



**9 Lovell St
Mendon, MA 01756-1242
Worcester County**

List Price: **\$679,900**

Style: **Colonial, Contemporary**

Total Rooms: **10**

Color: **Gray**

Bedrooms: **5**

Grade School:

Bathrooms: **3f 2h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Does Not Include Finished Walk-out Lower-Level - Buyer/Buyer Agent to Verify Living Area**

Remarks

The 3 S's in Mendon... Spacious, Stunning and Secluded! Enjoy over 5000 sqft of living area on 7.36 acres private acres just minutes from Rte 16, Rte 495 and Rte 146! Gleaming hardwoods throughout your family room (w/private balcony), formal living room w/double-sided fireplace, sun-soaked dining room and oversized 1st floor office. Enjoy a glass of merlot while cooking in your spacious kitchen which boasts loads of quality granite countertops, elongated island w/wine fridge, large windows w/loads of natural light and enough space for a 8-10 seat table. The 2nd floor boasts five spacious bedrooms and three full baths (2 of those bedrooms have private sitting rooms great for pre/teens). The highlight of the 2nd floor is without a doubt your enormous (yet cozy) master suite which includes two large (his & her) walk-in closets, a master bathroom w/whirlpool soaking tub, double vanity, shower stall & separate room for 2nd floor laundry. Toss in a deep 3-car garage and you'll fall in love!

Property Information

Approx. Living Area: **5,010 Sq. Ft.**

Approx. Acres: **7.36 (320,602 Sq. Ft.)**

Garage Spaces: **3 Attached, Heated**

Living Area Includes:

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

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

Living Area Source: **Owner**

Cool Zones: **Central Air**

Approx. Street Frontage:

Living Area Disclosures: **Does Not Include Finished Walk-out Lower-Level - Buyer/Buyer Agent to Verify Living Area**

Disclosures: **Passed Title V w/5 Bed Septic. Buyer/Buyer Agent to Verify Living Area. Previously mentioned 5010 sqft living area was approximate and provided by seller (which includes sitting rooms off two 2nd floor bedrooms).**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture
Family Room:	1		Fireplace, Flooring - Hardwood, Balcony - Exterior
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Wainscoting, Wine Chiller
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 5:	2		Ceiling - Cathedral, Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	2		Bathroom - Full, Bathroom - With Shower Stall, Jacuzzi / Whirlpool Soaking Tub, Double Vanity
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Office:	1		Flooring - Hardwood, Window(s) - Picture
Bathroom:	1		Bathroom - Half, Flooring - Hardwood
Bathroom:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Game Room:	B		Flooring - Wall to Wall Carpet, Slider

Features

Appliances: **Range, Dishwasher, Microwave, Countertop Range, Refrigerator, Refrigerator - Wine Storage**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions: **Non-Mounted Mantle in Master Bedroom and Dining Room Chandelier**
 Home Own Assn:
 Lead Paint: **Unknown**

Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Exterior Features: **Porch, Deck - Wood**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Insulation: **Mixed**
Lot Description: **Wooded, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**

UFFI: Warranty Features:
Year Built: **2000** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:21 B:168 P:009**
Assessed: **\$716,900**
Tax: **\$12,159** Tax Year: **2018**
Book: **21373** Page: **45**
Cert:
Zoning Code: **RES**
Map: **21** Block: **168** Lot: **009**

Office/Agent Information

Listing Office: **Premeer Real Estate Inc.**  (401) 274-6201

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

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: **Appointment Required, Other (See Special Showing Instructions)**

Showing: Facilitator: **Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book all showings at following link: <http://www.premeerrealestate.com/property/72326347>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Amazing space and seclusion! Sellers have a doggie but are very flexible for showings. No contingencies on seller side so flexible on closing date.

Market Information

Listing Date: **5/14/2018**

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

Expiration Date:

Original Price: **\$679,900**

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:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2018 MLS Property Information Network, Inc.

www.PremeerRealEstate.com