



**MLS # 71764290 - New
Single Family - Detached**

**66 Rivulet St
Uxbridge, MA 01569-3134
Worcester County**

List Price: **\$249,900**

Style: **Colonial**
Color: **White**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Neighborhood/Sub-Division: **North Uxbridge**
Directions: **Downtown Uxbridge, head north on Rt 122, left on Rivulet - 5 Min to Rt. 146 - 20 to MA Pike**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **0**

Remarks

3.14 Acres – 600’ of waterfront – 1722 sq ft colonial built in 1900. 9 rooms, 4 bedrooms, 1 bath. Front and Rear staircases. Farmers porch off side of home. This house is loaded with character and potential for expansion. Too many updates to list inside and out. The land has rich soil currently being farmed, plenty of fruit trees – even a producing walnut tree. Bring the canoes and kayaks, fishing poles, ice skates and prepare for nature to surround you on the shore of Taft Pond! Enjoy the wildlife and have a bonfire on the water’s edge in your new private sanctuary. Ask your Realtor for guided online video showing link!

Property Information

Approx. Living Area: **1722 sq. ft.** Approx. Acres: **3.15 (137214 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Forced Air, Oil** Parking Spaces: **8 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures:
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wood
Dining Room:	1		Flooring - Wood
Family Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Laundry:	1		--

Features

Appliances: **Range, Refrigerator**
Basement: **Yes Full, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **220 Volts**
Exterior: **Wood**
Exterior Features: **Porch, Fruit Trees, Garden Area, Other (See Remarks)**
Flooring: **Wood, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Fieldstone, Granite**
Hot Water: **Oil**
Interior Features: **Cable Available**
Lot Description: **Level, Scenic View(s), Other (See Remarks)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:012.C B:3472 L:0000.0**
Assessed: **\$217,400**
Tax: **\$3763** Tax Year: **2014**
Book: **49491** Page: **49**
Cert: **0000100451**
Zoning Code: **RESA**
Map: Block: Lot:

Water Utilities: **Citv/Town Water**

Waterfront: **Yes , Pond, Dock/Mooring, Frontage, Private**

Water View: **Yes , Pond**

Office/Agent Information

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

Listing Agent: **Brian O'Neill** (508) 446-1932

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

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

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:**

www.premeerrealstate.com/property/71764290

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc:

<http://www.premeerrealstate.com/property/71764290>

Market Information

Listing Date: **11/1/2014**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date: **4/30/2015**

Original Price: **\$249,900**

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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