

Premier Real Estate

MLS # 72176524 - New Single Family - Detached



**82 Sumner St
Auburn, MA 01501-1715
Worcester County**

List Price: **\$234,900**

Style: **Ranch, Cottage, Bungalow**

Total Rooms: **6**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Boyce or Oxford St N to Sumner - 5 min to Rte 290/395 - 7 min to MA PIKE & Rte 146**

Remarks

Great 3 Bed/1 Bath home the HOT Auburn market! Enjoy the summer on your own back deck while the kids/doggies play in the your private backyard. Your living room boasts hardwoods and a wood burning fireplace. Cook in your decent sized kitchen or enjoy the Pats during football season in your large finished family room in the lower-level! Toss in gas heat, gas cooking, one car detached garage and a fun walk-up attic and you'll fall in love! Act fast... you know how hot the Auburn market is!

Property Information

Approx. Living Area: **1,332 Sq. Ft.**

Approx. Acres: **0.16 (6,927 Sq. Ft.)**

Garage Spaces: **1 Detached**

Living Area Includes: **Finished Basement**

Heat Zones: **Forced Air, Gas**

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

Living Area Source: **Other**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Includes finished family room in lower-level**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate, Dining Area
Master Bedroom:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

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

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

Beach: **No**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Deck**

Flooring: **Wall to Wall Carpet, Laminate, Hardwood**

Foundation Size:

Foundation Description: **Concrete Block**

Hot Water: **Natural Gas, Tank**

Insulation: **Mixed, Unknown**

Lot Description: **Paved Drive, Cleared**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Seller W/Participate**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer and Dryer Negotiable**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1930** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0011 L:0060**

Assessed: **\$164,800**

Tax: **\$3,022** Tax Year: **2017**

Book: **26921** Page: **112**

Cert:

Zoning Code: **RES**

Map: **0011** Block: Lot: **0060**

Office/Agent Information

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

Compensation

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

Sub-Agent: **Not Offered**

Team Member(s):

Buyer Agent: **2.5%**

Sale Office:

Facilitator: **1%**

Sale Agent:

Compensation Based On: **Net Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings at following link (24 Hour):**

<http://www.premeerrealstate.com/property/72176524>

Firm Remarks

Please copy and paste the link in showing instructions for showing request. Seller is fairly flexible for easy showings.

Market Information

Listing Date: **6/5/2017**

Listing Market Time: MLS# has been on for **0** day(s)

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

Office Market Time: Office has listed this property for **0** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$234,900**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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