

**Premeer Real Estate**

**MLS # 72298861 - New  
Single Family - Detached**



**4 Turner Rd  
Oxford, MA: North Oxford, 01537-1115  
Worcester County**

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

Style: **Cape**  
Color: **BLUE**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **Rt. 12 to Turner Rd (dead end) - 3 mins to Rt. 290/395 & MA PIKE - Oxford/Auburn Line**

Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **1f 1h**  
Master Bath:  
Fireplaces: **1**

**Remarks**

**Great property on North Oxford/Auburn line! Cash or rehab buyers only due to failed Title V. This 3 Bed/1.5 Bath Cape sits on 2.44 acres on a dead end road just a few minutes from Rte 90/290/395! Home boasts a spacious kitchen, dining room and living room (w/fireplace and large bay window). First floor master offers lots of closet space and gorgeous hardwoods. Toss in two good-sized 2nd floor bedrooms and an office/den w/closet that leads to the chillaxin' 3-season room w/vaulted ceilings and ceiling fan and you'll see the value here! Two paved driveways and huge backyard great for so many activities will have many ready to call it home! NOT a short sale or foreclosure!**

**Property Information**

Approx. Living Area: **1,404 Sq. Ft.**      Approx. Acres: **2.44 (106,286 Sq. Ft.)**      Garage Spaces: **0**  
Living Area Includes:      Heat Zones: **Hot Water Baseboard, Oil**      Parking Spaces: **8 Off-Street, Paved Driveway**  
  
Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:  
Living Area Disclosures: **Does not include 3-season room and easily finished lower-level family room.**  
Disclosures: **Failed Title V. Buyer's responsibility. Cash or rehab buyers only please.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1		Flooring - Stone/Ceramic Tile
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Laminate, Recessed Lighting
Bedroom 3:	2		Closet, Flooring - Laminate, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate
Bath 2:	2		Bathroom - Half, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	1		Closet, Flooring - Wall to Wall Carpet

**Features**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **Yes Partial, Interior Access, Bulkhead, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Wood**  
Exterior Features: **Storage Shed**  
Flooring: **Tile, Laminate, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil, Tankless**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Dead End**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Failed**  
Terms: **Seller W/Participate**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions: **Washer/Dryer negotiable**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1963** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:08A B:B19**  
Assessed: **\$192,900**  
Tax: **\$3,331** Tax Year: **2018**  
Book: **24490** Page: **295**  
Cert:  
Zoning Code: **R3**  
Map: Block: Lot:

Waterfront: **No****Office/Agent Information**

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Listing Office: **Premeer Real Estate Inc.**  (401) 274-6201Listing 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: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**Showing: Facilitator: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions:

**Compensation**Sub-Agent: **Not Offered**Buyer Agent: **2.5%**Facilitator: **1%**Compensation Based On: **Net Sale Price****Firm Remarks**

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**Verbally failed Title V. No formal report filed. Previously filed Title V mentioned 10+ foot water table from when these owners purchased in 2001. See attached.****Market Information**

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Listing Date: **3/27/2018**Days on Market: Property has been on the market for a total of **0** day(s)Expiration Date: **6/26/2018**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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