

Premier Real Estate

MLS # 72295034 - New Single Family - Detached



**149 Hathaway Commons Rd
Fall River, MA 02720-6818
Bristol County**

List Price: **\$269,900**

Style: **Cape**

Total Rooms: **6**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath: **No**

High School:

Fireplaces: **0**

Handicap Access/Features:

Neighborhood/Sub-Division: **North End**

Directions: **Wilson to Hathaway Commons Rd. GPS shows 2 entrances but truly only 1. Keep driving to main entrance**

Remarks

SIMPLY STUNNING IN THE NORTH END! This updated 3 bed/2 bath cape is all updated and waiting for you to call it home! Updates include: kitchen w/granite counters (2018), bathrooms (1st floor 2016, 2nd floor 2005), replacement windows (most Renewal by Anderson), architectural roof (back '05/front '15), etc. Back in 2005 these sellers blew out the back roof and installed a full dormer which added loads of living area, a full bath and cathedral ceilings in the master on the 2nd floor! Toss in gas heat, fenced backyard w/large poured concrete patio and you'll fall in love. Enjoy being tucked away in Hathaway Commons yet only 2 minutes to Rte. 24 and about 5 minutes to Rte. 195! Don't wait on this one! Blink and it's gone in this market... schedule your showing TODAY!

Property Information

Approx. Living Area: **1,500 Sq. Ft.**

Approx. Acres: **0.17 (7,350 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

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

Parking Spaces: **4 Off-Street, Paved Driveway**

Living Area Source: **Owner**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Living area approx. as city has living area prior to full dormer being added on 2nd floor.**

Disclosures: **Association was formed to only handle the sewer pump to take waste to main city line. In the process of being turned over to the city for its care and the association will be dissolved. Previous fee of \$70/quarter. Seller will work with buyer to confirm this status.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Window(s) - Picture
Dining Room:	1		Closet, Flooring - Laminate
Kitchen:	1		Flooring - Laminate, Pantry, Countertops - Stone/Granite/Solid, Exterior Access, Remodeled
Master Bedroom:	2		Ceiling - Cathedral, Closet, Flooring - Laminate, Recessed Lighting
Bedroom 2:	2		Closet, Flooring - Laminate, Recessed Lighting
Bedroom 3:	1		Closet, Flooring - Laminate
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Exterior Features: **Patio**
Flooring: **Tile, Laminate**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Lot Description: **Paved Drive, Cleared**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Source Utilization: **City/Town Source**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer, Firepit and Hot Tub (needs work) all negotiable.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1993** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0Z-04 B:0000 L:0035**
Assessed: **\$214,300**
Tax: **\$3,000** Tax Year: **2017**
Book: **3207** Page: **167**

Sewer Guides: **City/Town Sewer**

Terms: **Seller W/Participate**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Cert:

Zoning Code: **S**

Map: **0Z-04** Block: Lot: **0035**

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

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

Special Showing Instructions: **Please book showings at this link (24 Hour): <https://www.premeerrealestate.com/property/72281027>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please set up showing with the link in 'Showing Instructions'. Open house planned for Saturday (3/24) from 11AM-1PM. Showings start now. Sellers are willing to cancel the open house given the right offer. Sellers are flexible with showings but need to coordinate for two doggies.

Market Information

Listing Date: **3/19/2018**

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

Expiration Date:

Original Price: **\$269,900**

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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