

**Premier Real Estate**

**MLS # 71829598 - New  
Single Family - Detached**



**148 Linwood St  
Uxbridge, MA : Linwood 01569-3222  
Worcester County**

List Price: **\$259,900**

Style: **Colonial**  
Color: **WHITE**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **Route 122 to Linwood Street - Easy Access to 146 N/S - MA Pike in 20 mi - Rte. 495 in 20 min**

Total Rooms: **9**  
Bedrooms: **5**  
Bathrooms: **2f 0h**  
Master Bath: **No**  
Fireplaces: **0**

**Remarks**

**WOW... 5 BEDS IN UXBRIDGE FOR \$259,900!!! Loads of living area and updates in this Colonial! Owners turned this Cape into a Colonial in 2003 which added 3 large beds and large bath on the 2nd floor! With the renovation it opened the 1st floor into a HUGE living room & dining room area! Toss in a large lower level family room and this home is perfect for small or large family! Updates from 2003 include: boiler, roof, siding, replacement windows, flooring, etc. GAS AVAILABLE AT THE STREET! Don't miss out on this crazy great deal in Uxbridge! Ask your agent for video guided tour link!**

**Property Information**

Approx. Living Area: **2328 sq. ft.**    Approx. Acres: **0.17 (7405 sq. ft.)**    Garage Spaces: **0 --**  
Living Area Includes: **Finished Basement**    Heat Zones: **Hot Water Baseboard, Hot Water Radiators, Oil**    Parking Spaces: **8 Off-Street, Paved Driveway**  
Living Area Source: **Public Record**    Cool Zones: **None**    Approx. Street Frontage:  
Living Area Disclosures: **Includes Approx 384 sqft of finished family room in lower level!**  
Disclosures: **Seller is Listing Agent's Aunt - Addition built in 2003 - Fireplace in lower level for show only - REALLY... 5 good sized beds!**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Window(s) - Bay/Bow/Box
Dining Room:	1		Flooring - Laminate
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Dining Area
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	1		Closet, Flooring - Hardwood
Bedroom 5:	1		Flooring - Laminate
Bath 1:	2		Bathroom - Full
Bath 2:	1		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

**Features**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Flooring: **Vinyl, Wall to Wall Carpet, Laminate, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Insulation: **Mixed**  
Lot Description: **Paved Drive, Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Warranty Features:**  
Year Built: **1945** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:006.0 B:4379 L:0000.0**  
Assessed: **\$201,000**  
Tax: **\$3497** Tax Year: **2015**  
Book: **9294** Page: **357**

Sewer Utilities: **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**  
Water View: **No , --**

Cert:  
Zoning Code: **RA**  
Map: Block: Lot:

## Office/Agent Information

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Listing Office: **Premeer Real Estate LLC**  (401) 274-6200

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

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

**[www.premeerrealstate.com/property/71829598](http://www.premeerrealstate.com/property/71829598)**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2% NS**

Facilitator: **1% NS**

Compensation Based On: **Net Sale Price**

## Firm Remarks

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

**<http://www.premeerrealstate.com/property/71829598>**

## Market Information

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Listing Date: **5/4/2015**

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

Expiration Date: **8/4/2015**

Original Price: **\$259,900**

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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