

**MLS # 71890464 - New  
Condex - Half-Duplex**



**112 Pleasant St - Unit 112  
Ashland, MA 01721-1145  
Middlesex County**  
Unit Placement: **End**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Avail: **Yes - Private**  
Handicap Access/Features:  
Directions: **Rte 135 to Main Street to Pleasant St - 10 Min to 495/90 - 10 Min to Framingham 15 to Natick**

List Price: **\$249,900**  
  
Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1f 1h**  
Master Bath:  
Fireplaces: **0**

**Remarks**

**SPACIOUS 3-BED WITH LARGE FENCED-IN BACKYARD!** Very short walk to the T (MBTA) at this stunning 1600+ sqft half-duplex. Hardwoods in EVERY room! Beautiful home also boasts newer architectural roof, replacement windows, granite countertops, finished lower level, gas heat, etc. Finished family room in lower-level. Separate utilities! Don't miss out! Loads of living area in this 1987 half-duplex for a GREAT price! Ask your Realtor for guided video tour link!

**Property Information**

Approx. Living Area: **1605 sq. ft. (\$155.70/sq. ft.)**  
Living Area Includes: **Finished Basement**  
Living Area Source: **Other**  
Living Area Disclosures: **Includes Approx 150 sqft of finished family room in lower level**  
Disclosures: **Only fee is shared Master Insurance (paid yearly) - Sale is an estate sale w/executor assigned.**

Approx. Acres:  
Heat Zones: **Hot Water Baseboard, Gas, Individual**  
Cool Zones: **None**

Garage Spaces: **0 --**  
Parking Spaces: **4 Off-Street**  
Levels in Unit: **2**

**Complex & Association Information**

Complex Name:  
Association: **No** Fee: \$  
Assoc. Fee Incls: --  
Special Assessments: **No**

Units in Complex: **2** Complete: **Yes**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

| Room            | Level | Size | Features                                                                       |
|-----------------|-------|------|--------------------------------------------------------------------------------|
| Living Room:    | 1     |      | Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box                           |
| Family Room:    | B     |      | --                                                                             |
| Kitchen:        | 1     |      | Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Gas Stove |
| Master Bedroom: | 2     |      | Closet, Flooring - Hardwood                                                    |
| Bedroom 2:      | 2     |      | Closet, Flooring - Hardwood                                                    |
| Bedroom 3:      | 2     |      | Closet, Flooring - Hardwood                                                    |
| Bath 1:         | 1     |      | Bathroom - Half, Flooring - Hardwood                                           |
| Bath 2:         | 2     |      | Bathroom - Full, Flooring - Hardwood                                           |
| Laundry:        | B     |      | Dryer Hookup - Dual, Washer Hookup                                             |

**Features**

Area Amenities: **Public Transportation**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**  
Association Pool: **No**  
Basement: **Yes, Full, Partially Finished, Interior Access, Bulkhead, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric Features: **Circuit Breakers, 100 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood, Patio, Fenced Yard**  
Flooring: **Hardwood**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Cable Available**  
Management: **No Management**  
Pets Allowed: **Yes**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Terms: **Seller W/Participate**  
Utility Connections: **for Gas Range, for Gas Oven, Washer Hookup**  
Waterfront: **No**  
Water View: **No, --**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions: **Both Refrigerators**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1987/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr.App.Reg: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:014/013.0-0100-0100.2**  
Assessed: **\$212,430**  
Tax: **\$3675** Tax Year: **2015**  
Book: **19200** Page: **24**  
Cert:  
Zoning Code: **RA**  
Map: **014** Block: **100** Lot: **0100.2**

**Office/Agent Information**

Listing Office: **Premier 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: **Easy to Show - Book showings ONLY at following link: www.premierrealestate.com/property/71890464**

**Compensation**

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

**Firm Remarks**

**Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc: <http://www.premierrealestate.com/property/71890464>**

**Market Information**

Listing Date: **8/17/2015**  
Days on Market: Property has been on the market for a total of **1** day(s)  
Expiration Date:  
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: