



**MLS # 71798973 - New
Single Family - Detached**

**9 Home Park Ave
Hopedale, MA 01747-1805
Worcester County**
Style: **Ranch**
Color:
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Route 16 to Home Park Ave (Dead End) - Close to 495, MA Pike, 146, etc. - Centrally Located!**

List Price: **\$284,900**

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

Remarks

RANCH LIVING AT IT'S FINEST! This spacious 3 bed ranch boasts loads of updates and upgrades: refinished hardwoods, updated (tiled) bathroom, replacement windows (09), 1st floor laundry, one car garage, nice fenced backyard w/fire pit, etc. Open floor plan flows from dining room to kitchen to living room to family room w/Fireplace! Close to everything (Rt. 16, 495, MA Pike, 146, etc.) Don't miss out on this rare updated RANCH in Hopedale! Ask your Realtor for guided video tour link to see for yourself!

Property Information

Approx. Living Area: **1498 sq. ft.** Approx. Acres: **0.18 (8000 sq. ft.)** Garage Spaces: **1 Attached**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **2 Off-Street**
Living Area Source: **Public Record** Cool Zones: **Wall AC** Approx. Street Frontage:
Living Area Disclosures: **Lower Level NOT finished but easily could be!**
Disclosures: **3rd Bedroom shares a wall (portion open) with Master Bedroom. Separate doors, entry ways, etc. but has a small portion of wall that is open and doesn't reach the ceiling. Very easy to extend the wall to cathedral ceiling if desired.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Wall to Wall Carpet
Family Room:	1		Fireplace, Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Bathroom - Half, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	1		Ceiling - Cathedral, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half, Flooring - Hardwood
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Wood**
Exterior Features: **Deck - Composite, Fenced Yard**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Full**
Lot Description: **Cleared, Fenced/Enclosed**
Road Type: **Public, Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1951** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0012 B:0026 L:0**
Assessed: **\$192,800**
Tax: **\$3141** Tax Year: **2014**
Book: **51346** Page: **387**
Cert: **000098265**
Zoning Code: **RB**
Map: Block: Lot:

Office/Agent Information

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/71798973**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2% NS**
Facilitator: **1% NS**
Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyer as it includes a video guided showing, seller disclosure, etc: <http://www.premeerrealstate.com/property/71798973>

Market Information

Listing Date: **3/9/2015** 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: **\$284,900** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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