

Premier Real Estate

MLS # 72358820 - Price Changed
Multi Family - 2 Family - 2 Units Up/Down



15 Bouffard Ln
Uxbridge, MA: Linwood, 01569-3204
Worcester County

List Price: **\$239,900**

Color:

Total Floors: **2**

Total Units: **2**

Total Rent: **\$1,875**

Grade School:

Middle School:

High School:

Directions: **Linwood Street to Bouffard Lane - About 5 mins to Rte 146 - 20 mins to MA Pike or Rte 495**

Total Rooms: **8**

Total Bedrooms: **4**

Total Bathrooms: **2f 0h**

Total Fireplaces: **0**

Remarks

WELL MAINTAINED 2-UNIT WITH LARGE 3-CAR DETACHED GARGE ON DEAD-END ROAD! This low-maintenance property boasts two good-sized units w/2 beds, updated baths, spacious kitchen w/dining area and well insulated enclosed porches (currently used as a workout room and office). Separate laundry for each unit (1st floor in basement, 2nd floor in 2nd floor hallway). You and/or your tenants will LOVE the three-car detached garage for parking or storage. Perfect property for either owner-occupied that wants to rent other unit to offset mortgage or an investor looking for a low-maintenance, well-kept 2-family. Come see for yourself!

Property Information

Approx. Living Area: **1,792 Sq. Ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Disclosures: **Bouffard Lane is a private road. Easement/Right-of-Way as road runs over the property. Buyer and buyer agent to confirm all deeded right-of-way/easement wording. Each property owner responsible for plowing/clearing their own portion of the private way.**

Approx. Acres: **0.15 (6,477 Sq. Ft.)**

Heat/Cool Zones: **2 / 0**

Heat/Cool Units: **2 / 0**

Garage Spaces: **3**

Parking Spaces: **5 Off-Street, Paved Driveway**

Approx. Street Frontage:

Annual Expenses

Heating:

Gas: **\$0**

Electricity: **\$0**

Water: **\$1,900**

Repair & Maintenance: **\$501**

Trash Removal: **\$872**

Sewer:

Insurance:

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **No**

Annual Expense Source:

Gross Income: **\$20,100**

Gross Expenses: **\$3,273**

Net Income: **\$22,500**

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **975** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry, Sunroom**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Ceiling Fans, Bathroom With Tub & Shower, Wall to Wall Carpet, Stone/Ceramic Tile Floor**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Water**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry, Sunroom**

Appliances: **Range, Refrigerator**

Interior Features: **Ceiling Fans, Bathroom With Tub & Shower, Wall to Wall Carpet**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Water**

Features

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps, Individually Metered**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed**

Flooring: **Tile, Wall to Wall Carpet, Laminate**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Lot Description: **Paved Drive, Easements**

Road Type: **Private, Paved, Privately Maint., Dead End**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Seller W/Participate**

Utility Connections: **for Gas Range, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **All tenant's personal property**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1900** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:012.D B:0461 L:0000.0**

Assessed: **\$218,600**

Tax: **\$3,753** Tax Year: **2018**

Book: **20284** Page: **245**

Cert:

Zoning Code: **RA**

Map: **012.D** Block: **0461** Lot:

Office/Agent Information

Listing Office: **Premier 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: **Accompanied Showings, Appointment Required, Other (See Special Showing Instructions)**

Showing: Facilitator: **Accompanied Showings, Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings at following link: <http://www.premierrealestate.com/property/72358820>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Showings start now. Happy to try to accommodate any/all showings but please note both units are currently occupied (both Tenant-at-Will) so showings will be accompanied and need a little time to confirm.

Market Information

Listing Date: **7/9/2018**

Days on Market: Property has been on the market for a total of **78** day(s)

Expiration Date:

Original Price: **\$289,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **78** day(s)

Office Market Time: Office has listed this property for **78** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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