

Premeer Real Estate

MLS # 72116849 - New

Condo - Half-Duplex



No Condo Fees! Pet Friendly!

22 Brook St - Unit 22  
Northbridge, MA 01588-2302  
Worcester County

List Price: \$234,900

Unit Placement: **Street, Corner**

Total Rooms: **8**

Unit Level: **1**

Bedrooms: **5**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath:

High School:

Fireplaces:

Outdoor Space Available: **Yes - Private**

Handicap Access/Features:

Directions: **Church st to Johnston. Corner of Johnston and Brook**

Remarks

3 full floors of comfortable living all in place. With 5 total bedrooms you can easily have that home office your looking for. The first floor offers the open floor plan with a large fully applianced kitchen, with a great dining area. Both the living room and dining offer a lot of natural light with large windows. Second floor offers 3 bedrooms with your full bath. The third floor offers 2 large bedrooms. Outside you have a great fenced in your along with a pergola covered patio with a nice fire pit. This home is economically friendly with gas heat, gas hot water and newer Windows. Close to the schools and shopping

Property Information

Approx. Living Area: **2,046 Sq. Ft. (\$114.81/Sq. Ft.)** Approx. Acres: **0.23 (10,000 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **3 Forced Air, Gas, Electric**

Parking Spaces: **2 Off-Street**

Living Area Source: **Field Card**

Cool Zones: **None**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures: **Building has a shared water and sewer. Also master insurance is split between the two sides**

Complex & Association Information

Complex Name:

Units in Complex: **2 Complete:**

Units Owner Occupied: **Source:**

Association: **No Fee:**

Assoc. Fee Incls:

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Pantry, Stainless Steel Appliances
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	3		Closet, Flooring - Wood
Bedroom 5:	3		Ceiling Fan(s), Closet, Flooring - Wood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		Washer Hookup

Features

Area Amenities: **Shopping, Park, Golf Course, Public School**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Basement: **Yes Full, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Clapboard, Wood**

Exterior Features: **Patio, Covered Patio/Deck, Fenced Yard**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fliberglass Shingles**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Personal property**

Laundry Features: **In Building, In Unit**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built/Converted: **1898**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

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

Lender Owned: **No**

Tax Information

Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Dryer, Washer Hookup**  
Waterfront: **No**

Pin #: **M:0014A B:00134**  
Assessed: **\$183,300**  
Tax: **\$2,520** Tax Year: **2016**  
Book: **55499** Page: **123**  
Cert: **00000063438**  
Zoning Code: **Res**  
Map: Block: Lot:

### Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Justin Smith**  (508) 294-9864

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: **Call List Agent, Appointment Required, Pets on Premises, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Please allow 24 hour notice for pets**

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1.**

Compensation Based On: **Net Sale Price**

### Firm Remarks

**Building has shared water and sewer bill along with master insurance that is split between both condos**

### Market Information

Listing Date: **2/7/2017**

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

Expiration Date:

Original Price: **\$234,900**

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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