

Premeer Real Estate

**MLS # 72030742 - New
Condex - Half-Duplex**



**457 NE Main St - Unit 457
Douglas, MA 01516-2052
Worcester County**

List Price: **\$219,900**

Unit Placement:
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Center of Douglas to NE Main St (Near Uxbridge Line) - 5 mins to Rte 146 - 20 min to MA Pike**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath: **No**
Fireplaces:

Remarks

Stunning PET FRIENDLY half duplex with NO CONDO FEES! This 3 bed/1.5 bath half duplex is only 12 years young and waiting for you to just move right in. Enjoy your back deck and backyard this summer with friends and family! Three fairly large bedrooms on the 2nd floor and a lower level just waiting to be finished with it's large windows letting in natural light. Ask your Realtor for video guided tour link to see for yourself!

Property Information

Approx. Living Area: **1,174 Sq. Ft.**
(\$187.31/Sq. Ft.)

Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Oil**

Parking Spaces: **3 Off-Street, Paved Driveway**

Living Area Source: **Field Card**

Cool Zones: **None**

Levels in Unit: **2**

Living Area Disclosures: **Does NOT include the unfinished basement w/good sunlight... just waiting to be finished!**

Disclosures: **Shared Septic with other unit in duplex. Shared driveway with neighboring unit. Friendly tenant currently in place.**

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		Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1		Flooring - Laminate, Pantry, Cabinets - Upgraded, Recessed Lighting
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Laminate
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

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

Basement: **Yes Full, Interior Access, Bulkhead, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric Features: **200 Amps**

Energy Features: **Insulated Windows, Storm Windows**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

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

Hot Water: **Oil, Tankless**

Interior Features: **Cable Available**

Management: **No Management**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Tenant's Personal Property**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2004**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:0140 B:00011.4 L:002**

Assessed: **\$142,600**

Tax: **\$2,399** Tax Year: **2016**

Book: **34637** Page: **166**

Cert: **171486**

Zoning Code: **VR**

Office/Agent Information

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

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: **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: **Please book showings ONLY at following link:**

<http://www.premeerrealestate.com/property/72030742>

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.premeerrealestate.com/property/72030742>

Market Information

Listing Date: **6/28/2016**

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

Expiration Date: **9/28/2016**

Original Price: **\$219,900**

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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