

Premeer Real Estate

**MLS # 71805901 - New
Single Family - Detached**



**66 Rivulet St
Uxbridge, MA : North Uxbridge 01569-3134**

List Price: **\$224,900**

Worcester County

Style: **Colonial**

Total Rooms: **9**

Color: **White**

Bedrooms: **4**

Grade School: **Taft ELC**

Bathrooms: **1f 0h**

Middle School: **Whitin&McClosky**

Master Bath: **No**

High School: **Uxbridge HS**

Fireplaces: **0**

Handicap Access/Features:

Directions: **Downtown Uxbridge, head north on Rt. 122, left on Rivulet. 5 minutes to Rt. 146, 20 min to Mass Pike**

Remarks

Hard to find 3.15 Acres with 600' of frontage on Taft Pond. Antique colonial with front and rear staircases, farmers porch on side of home. House is loaded with character and potential for expansion. Land is rich for farming, has plenty of fruit producing trees and is an outdoor lovers dream. Enjoy the gardens and harvest, bonfire on the waters edge, year round activities such as canoeing/kayaking, fishing, ice skating, swimming, and more. Recent renovations are extensive, see additional listing documents for complete review. Buyer to verify all information provided. Ask your Realtor for guided online video showing link!!

Property Information

Approx. Living Area: **1722 sq. ft.** Approx. Acres: **3.15 (137214 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Forced Air, Oil** Parking Spaces: **8 Stone/Gravel, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures: **4th bed is small and you pass through to bath.Pot 5th bd unfinished space.**
Disclosures: **See remark concerning 4th bed and potential 5th bed.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wood
Dining Room:	1		Flooring - Wood
Family Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bedroom 4:	2		Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full
Laundry:	1		--

Features

Appliances: **Range, Refrigerator**
Area Amenities: **Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Public School**
Basement: **Yes Full, Interior Access, Dirt Floor, Concrete Floor**
Beach: **Yes Lake/Pond**
Construction: **Frame**
Electric: **110 Volts**
Exterior: **Wood**
Exterior Features: **Porch, Fruit Trees, Garden Area**
Flooring: **Wood, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Fieldstone, Granite**
Lot Description: **Paved Drive, Level, Scenic View(s)**
Road Type: **Public**
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: **Yes - Pond Frontage**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **East**
Home Own Assn: **No**
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.C B:3472**
L:0000.0
Assessed: **\$213,100**
Tax: **\$3708** Tax Year: **2015**

Water View: **Yes , Pond**

Book: **49491** Page: **49**
Cert: **0000100451**
Zoning Code: **RESA**
Map: Block: Lot:

Office/Agent Information

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

Listing Agent: **Brian O'Neill** (508) 446-1932

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, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Accompanied Showings, Other (See Special Showing Instructions)**

Special Showing Instructions: **24 Hours - Please book showings ONLY at following link:**
www.premeerrealstate.com/property/71805901

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

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.premeerrealstate.com/property/71805901>

Market Information

Listing Date: **3/24/2015**

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

Expiration Date: **7/1/2015**

Original Price: **\$224,900**

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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