

Premeer Real Estate

MLS # 72022185 - New

Condex - Half-Duplex



11 Charles St - Unit 11  
Douglas, MA 01516-2036  
Worcester County

List Price: \$234,900

Unit Placement:  
Unit Level: 1  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available:  
Handicap Access/Features:  
Directions: **NE Main to Charles or North St to Charles - 5 mins to 146 - 15 min to MAPIKE - Walk to Downtown**

Total Rooms: 5  
Bedrooms: 3  
Bathrooms: 1f 1h  
Master Bath:  
Fireplaces: 1

Remarks

**SIMPLY STUNNING AND PET FRIENDLY! Loads of upgrades to see in this newer half-duplex! Greatest part... NO CONDO FEES! Only need to split the master insurance (roughly \$450 a year)! Enjoy your privacy in your big backyard this summer or watch the doggy and kids play from your back deck. Inside your friends will be envious of your newer glowing bamboo floors, spacious bedrooms and closet space. What sets this unit apart from the other 3 similar units are ALL the upgrades, large walk-in closet in the spacious 3rd floor bedroom, nice backyard and privacy of your own private driveway shielded by lush green trees. You won't find much like this for the price in this hot market! Come see for yourself... you'll want to move right in!**

Property Information

Approx. Living Area: **1,370 Sq. Ft. (\$171.46/Sq. Ft.)** Approx. Acres: Garage Spaces: **1 Under, Garage Door Opener**  
Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **5 Off-Street**  
Living Area Source: **Field Card** Cool Zones: **None** Levels in Unit: **3**  
Living Area Disclosures: **Includes all three levels of living**  
Disclosures: **Very pet friendly! Approval only needed for large or dangerous doggies. Ejector pump cover for town sewer in front yard. Only 'yearly fee' is \$450 for splitting the master insurance (typical with half-duplexes).**

Complex & Association Information

Complex Name: Units in Complex: **4** Complete: **Yes** 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 - Wood, Window(s) - Bay/Bow/Box
Kitchen:	1		Flooring - Wood, Dining Area, Balcony / Deck
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	3		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Association Pool: **No**  
Basement: **Yes Full, Walk Out, Interior Access, Garage Access, Radon Remediation System, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric Features: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Flooring: **Tile, Wall to Wall Carpet, Bamboo**  
Hot Water: **Oil, Tankless**  
Pets Allowed: **Yes**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**  
Exclusions: **Seller's Personal Property**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features:  
Year Built/Converted: **2007**  
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:0141 B:0000024 L:001**  
Assessed: **\$164,000**  
Tax: **\$2,758** Tax Year: **2016**

Water View: **No**

Book: **0** Page: **0**  
Cert:  
Zoning Code: **IND**  
Map: **141** Block: **24** Lot: **001**

### Office/Agent Information

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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, Sign, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings ONLY at following link:**

**<http://www.premeerrealstate.com/property/72022185>**

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5% NS**

Facilitator: **1% NS**

Compensation Based On: **Net Sale Price**

### Firm Remarks

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**Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc:**

**<http://www.premeerrealstate.com/property/72022185>**

### Market Information

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Listing Date: **6/13/2016**

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

Expiration Date: **9/13/2016**

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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