

MLS # 71927755 - New
Multi Family - 3 Family



12-14 E Hartford Ave
Uxbridge, MA : North Uxbridge 01569-1293
Worcester County
Total Floors: **2**
Total Units: **3**
Total Rent: **\$2,300**
Grade School:
Middle School:
High School:
Directions: **North Main St to East Hartford Ave - 5 min to Rte 146 - 20 min to MA PIKE - 25 min to Prov or Worc**

List Price: **\$229,900**

Total Rooms: **13**
Total Bedrooms: **7**
Total Bathrooms: **3f 0h**
Total Fireplaces: **0**

Remarks

VERY RARE FIND IN THE BLACKSTONE VALLEY! This well maintained 3-unit property includes two 3-bed units in one building and a stand-alone 1-bed unit in the other building... all totaling 2548 sqft of rental income! All units have separate utilities (heat, electric, cable, etc.), separate laundry (2 are in unit), assigned off-street parking, etc. Replacement windows throughout, vinyl siding, gas heat (one unit is electric heat), nice backyard for kids or doggies, etc. **DONT WAIT!** Must see in person to get the whole picture of this money-maker!

Property Information

Approx. Living Area: **2548 sq. ft.** Approx. Acres: **0.13 (5663 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **3/0** Parking Spaces: **5** Off-Street, Assigned, Paved Driveway
Living Area Source: **Public Record** Heat/Cool Units: **3/0** Approx. Street Frontage:
Living Area Disclosures: **Includes 12 E Hartford (approx 1908 sqft) and 14 E Hartford (approx 640)**
Disclosures: **Parking spot near railroad tracks is very close to (or on) the property line.**

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$27600
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$27600
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: Yes
Rooms: 5 Rooms: Living Room, Kitchen							
Appliances: Range							
Interior Features: Ceiling Fans, Cable TV Available, Lead Certification Available, Hardwood Floors, Bathroom With Tub & Shower							
Heating: Forced Air, Gas, Individual							
Cooling: None							
Rent Includes: Water							
Unit #2	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 900	Lease: No
Rooms: 5 Rooms: Living Room, Kitchen, Laundry							
Appliances: Range, Refrigerator							
Interior Features: Ceiling Fans, Cable TV Available, Lead Certification Available, Hardwood Floors, Bathroom With Tub & Shower							
Heating: Forced Air, Gas, Individual							
Cooling: None							
Rent Includes: Water							
Unit #3	Bedrooms: 1	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 600	Lease: No
Rooms: 3 Rooms: Living Room, Kitchen, Laundry							
Appliances: Range, Refrigerator							
Interior Features: Ceiling Fans, Cable TV Available, Lead Certification Available, Storage							
Heating: Electric Baseboard							
Cooling: None							
Rent Includes: Water							

Features

Basement: **Yes Full, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps, Individually Metered**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch - Enclosed, Deck - Wood**
Flooring: **Laminate, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete, Fieldstone**
Hot Water: **Natural Gas, Electric, Tank**
Lot Description: **Paved Drive, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Tenants' Personal Property**
Lead Paint: **Yes, Certified Treated**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Unknown/Mixed**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:012.C B:2726 L:0000.0**
Assessed: **\$224,400**
Tax: **\$3905** Tax Year: **2015**
Book: **17164** Page: **84**
Cert:
Zoning Code: **RA**
Map: **012.C** Block: **2726** Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate LLC** (401) 274-6200
Listing Agent: **Chris Whitten** (401) 527-1004
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: **Accompanied Showings, Appointment Required, Sign, Other (See Special Showing Instructions)**
Showing: Facilitator: **Accompanied Showings, Appointment Required, Sign, Other (See Special Showing Instructions)**
Special Showing Instructions: **24-48 Hours Please - Book showings ONLY at this link: www.premeerrealstate.com/property/71927755**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5 NS**
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/71927755>

Market Information

Listing Date: **11/4/2015** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$229,900** Seller Concessions at Closing:
Off Market Date:
Sale Date: