

Premeer Real Estate

MLS # 72236962 - Price Changed

Single Family - Detached



42 Kinsley Ln
Mendon, MA 01756-1236
Worcester County

List Price: ▼ \$349,900

Style: Colonial

Total Rooms: 7

Color:

Bedrooms: 3

Grade School:

Bathrooms: 2f 0h

Middle School:

Master Bath:

High School:

Fireplaces: 1

Handicap Access/Features:

Neighborhood/Sub-Division: NIPMUC LAKE

Directions: Rte 16 to Millville Rd to Kinsley Lane (Dead End) - 15 min to Rte 495 and Rte 146

Remarks

WOW... STUNNING HOME ON NIPMUC LAKE! This updated and spacious 3 Bed/2 Bath home offers stunning views of the lake and includes deeded access to the lake (right across the street) for your enjoyment! The open and updated first floor includes a sweet kitchen (2016), spacious living room w/wood stove and gorgeous fire place, large dining room, full bath w/shower stall and separate laundry room. The second floor boasts a huge master suite w/bathroom and walk-in closet along with two (really three) other bedrooms w/newer carpet! Toss in a newer roof (2016), newer well pump (2011) and a passed 3-bed Title V and you'll want to call it home ASAP!

Property Information

Approx. Living Area: 1,904 Sq. Ft.

Approx. Acres: 0.3 (13,242 Sq. Ft.)

Garage Spaces: 0

Living Area Includes:

Heat Zones: Hot Water Baseboard, Oil

Parking Spaces: 8 Off-Street, Paved Driveway

Living Area Source: Public Record

Cool Zones: None

Approx. Street Frontage:

Living Area Disclosures: Home sits on a slab. GLA does not include mechanic room off the rear of the home.

Disclosures: Deeded Right-of-Way across the street for access to lake. No Flood Insurance Needed. Passed Title V in hand.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Picture, Recessed Lighting
Dining Room:	1		Flooring - Stone/Ceramic Tile, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Main Level, Exterior Access, Recessed Lighting, Remodeled
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Double Vanity, Recessed Lighting
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Office:	2		Flooring - Wall to Wall Carpet
Mud Room:	1		Closet

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator

Basement: No

Beach: Yes Lake/Pond

Beach Ownership: Public

Beach - Miles to: 1/10 to 3/10

Electric: Circuit Breakers, 100 Amps

Energy Features: Insulated Windows

Exterior: Vinyl

Exterior Features: Patio

Flooring: Tile, Wall to Wall Carpet

Foundation Size:

Foundation Description: Slab

Hot Water: Oil, Tankless

Lot Description: Paved Drive, Level

Road Type: Public, Paved, Dead End

Other Property Info

Disclosure Declaration: Yes

Exclusions: Washer/Dryer and Wood Stove are Negotiable!

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 1940 Source: Public Record

Year Built Description: Actual

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #: M:16 B:161 P:042

Assessed: \$288,800

Tax: \$5.126 Tax Year: 2017

Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **Yes Lake**

Book: **46935** Page: **342**
Cert: **00002387**
Zoning Code: **RES**
Map: **16** Block: **161** Lot: **042**

Office/Agent Information

Listing Office: **Premeer Real Estate Inc.**  (401) 274-6201

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**

Showing: Facilitator: **Lock Box, Appointment Required**

Special Showing Instructions: **Please book showings at following link (24 Hour):**

<http://www.premeerrealestate.com/property/72236962>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Deed is attached for Right-of-Way wording for access to the Lake. Passage from deed... 'Right of way for foot passage only over a strip of land four feet wide running from Kinsley Land to Lake Nipmuc in Mendon...' (Detailed RoW wording can be found Worcester Registry of Deeds: Book 3799, Page 243)

Market Information

Listing Date: **10/2/2017**

Days on Market: Property has been on the market for a total of **14** day(s)

Expiration Date:

Original Price: **\$359,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **14** day(s)

Office Market Time: Office has listed this property for **14** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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