



**MLS # 72087861 - New  
Single Family - Detached**

**27 Prospect St  
Auburn, MA 01501-3337  
Worcester County**

List Price: **\$299,900**

Style: **Cape**  
Color: **Cream**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1f 1h**  
Master Bath:  
Fireplaces: **1**

Directions: **Route 20 to Prospect Street - Quick and Easy access to 290/395 and the MA PIKE!**

**Remarks**

**Old fashion CHARM with stunning UPDATES! If you're looking for a home with lots of old fashioned character (loaded w/real hardwoods & build-ins) yet looking for a large gorgeous kitchen recently upgraded w/Corian counters... this spacious cape is for you! You'll love your large updated kitchen, spacious dining room and living room along with three large beds which are ALL on the 2nd floor! Outside enjoy your front farmer's porch, detached garage, large composite back deck and fairly spacious green front/side/back yards! Toss in it's connected to city water/sewer and you'll fall in love! Ask your real estate agent for the video guided tour link to see for yourself!**

**Property Information**

Approx. Living Area: **1,470 Sq. Ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures:

Approx. Acres: **0.25 (10,880 Sq. Ft.)**  
Heat Zones: **Steam, Oil, Electric, Wood**  
Cool Zones: **None**

Garage Spaces: **1 Detached**  
Parking Spaces: **6 Off-Street**  
Approx. Street Frontage:

Disclosures: **Shallow well on property for outdoor use. Back property line is not as it may appear in person. Small portion of back property line is currently maintained by current owner but does not own. Inquire for further details.**

**Room Levels, Dimensions and Features**

| Room            | Level | Size | Features  |
|-----------------|-------|------|---|
| Living Room:    | 1     |      | Flooring - Hardwood   |
| Dining Room:    | 1     |      | Closet/Cabinets - Custom Built, Flooring - Hardwood   |
| Kitchen:        | 1     |      | Flooring - Stone/Ceramic Tile, Kitchen Island, Slider   |
| Master Bedroom: | 2     |      | Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Wall to Wall Carpet |
| Bedroom 2:      | 2     |      | Closet, Flooring - Hardwood   |
| Bedroom 3:      | 2     |      | Closet, Flooring - Hardwood   |
| Bath 1:         | 1     |      | Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup                |
| Bath 2:         | 2     |      | Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile     |
| Laundry:        | 1     |      | Dryer Hookup - Electric, Washer Hookup  |

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 200 Amps**  
Exterior: **Wood**  
Exterior Features: **Porch, Deck - Composite**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Fieldstone**  
Hot Water: **Electric, Tankless**  
Lot Description: **Cleared**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Seller W/Participate**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions: **Washer/Dryer, surround sound system (and speaker) and kitchen island (with stools) are negotiable.**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1914** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0061 L:0054**  
Assessed: **\$199,700**  
Tax: **\$3,613** Tax Year: **2016**  
Book: **54683** Page: **100**  
Cert: **000000130900**  
Zoning Code: **res**  
Map: **61** Block: Lot: **0054**

## 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, 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/72087861>**

## 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.premeerrealestate.com/property/72087861>**

## Market Information

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Listing Date: **10/31/2016**

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

Expiration Date: **12/21/2016**

Original Price: **\$299,900**

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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