

**MLS # 72107031 - New
Single Family - Detached**



**424 River Rd
Uxbridge, MA 01569-2247
Worcester County**

List Price: **\$219,900**

Style: **Contemporary**

Total Rooms: **8**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Handicap Access/Features:

Directions: **146A to Balm of Life Spring Rd to River Rd - 3 Min to Rte 146 - 25 Min to Worcester OR Providence**

Remarks

AMAZING PROPERTY IN UXBRIDGE! Enjoy your 5.61 acres that abuts the historic Blackstone River in the rear. This 4 Bed/1.5 Bath home boasts gorgeous hardwoods, master bedroom w/walk-in, large 2-car garage, in-ground pool w/cabana, etc. Toss in the possibility of owning horses or other animals and you'll fall in LOVE! Unfortunately the septic has 'verbally' failed a Title V inspection. That means FHA, VA, USDA, Conventional loans will NOT work. Only cash or rehab (FHA 203k) will work for financing options. Some local banks do offer rehab loans... information can be provided if needed. Again... please ask your lender about your options on a 'Failed Title V' before rushing out to see it. This will make a GREAT home for someone... just need to do your homework on a 'Failed Title V' status with your agent or lender. Do your homework and install a new septic and enjoy this amazing yard, 2-car garage and spacious home! This home has SO much potential... well worth the few extra steps!

Property Information

Approx. Living Area: 1,833 Sq. Ft.	Approx. Acres: 5.61 (244,372 Sq. Ft.)	Garage Spaces: 2 Attached
Living Area Includes:	Heat Zones: Hot Water Baseboard, Oil	Parking Spaces: 10 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures:	Disclosures: Estate Sale. Cesspool was inspected and verbally told it wasn't up to code. No formal Title V report. Seller does NOT have any septic plans or designs... buyer's responsibility. Well professionally inspected and could not determine exact problem of low water pressure. Property being sold 'as-is'.	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Picture
Dining Room:	1		Closet, Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Closet - Walk-in, Closet
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **Yes Partial, Crawl, Interior Access, Dirt Floor, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Wood**
 Exterior Features: **Pool - Inground, Cabana**
 Flooring: **Tile, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete, Concrete Block**
 Hot Water: **Oil, Tankless**
 Lot Description: **Wooded, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**
 Terms: **Estate Sale**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1937** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:046.0 B:4621 L:0000.0**
 Assessed: **\$242,100**
 Tax: **\$4,254** Tax Year: **2016**
 Book: **11155** Page: **186**
 Cert:
 Zoning Code: **AG**
 Map: **46** Block: **4621** Lot:

Water Utilities: **Private Water**
Waterfront: **Yes River**

Map: **70** Block: **7021** Lot:

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, 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/72107031>**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

Firm Remarks

EASY TO SHOW... VACANT. Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc: <http://www.premeerrealestate.com/property/72107031>

Market Information

Listing Date: **1/10/2017**

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

Expiration Date:

Original Price: **\$219,900**

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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