

**Premeer Real Estate**

**MLS # 72276407 - New  
Single Family - Detached**

**24 SE Main St  
Douglas, MA 01516-2471  
Worcester County**  
Style: **Cape**  
Color:  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **Corner of SE Main And Yew Street**

List Price: **\$210,000**  
Total Rooms: **7**  
Bedrooms: **4**  
Bathrooms: **2f 0h**  
Master Bath: **No**  
Fireplaces: **0**

**Remarks**

**Great opportunity to own a 4 bed/2 bath home in Douglas! Four-bed septic installed in 1991 (per town). Title V inspection is buyer's responsibility. Enjoy a bonus room that can be used as a den, dining room, office, etc. Front to back master on second floor with 2 closets. Property is in need of some TLC. Looking for either a cash buyer or FHA 203k rehab loan. House is wired for generator. Subject to lender/third-party approval. Sellers to review all offers by 4:00 PM on Tuesday, 2/6/2018.**

**Property Information**

Approx. Living Area: **1,728 Sq. Ft.**      Approx. Acres: **0.54 (23,390 Sq. Ft.)**      Garage Spaces: **0**  
Living Area Includes:      Heat Zones: **8 Electric Baseboard, Electric**      Parking Spaces: **6 Off-Street**  
Living Area Source: **Other**      Cool Zones: **None**      Approx. Street Frontage:  
Living Area Disclosures: **buyer to verify living area and all measurements**  
Disclosures: **Subject to third party approval. Property is being sold 'as-is'. Seller does not guarantee any appliances to be in good working condition. Buyer to assume any personal property still remaining the day of closing. Hot water heater is leased. Alarm system not in use. Agent is related to seller.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	1		Closet, Flooring - Wall to Wall Carpet

**Features**

Appliances: **Dishwasher**  
Basement: **Yes Full, Bulkhead, Concrete Floor**  
Beach: **No**  
Construction: **Modular**  
Electric: **Circuit Breakers**  
Exterior: **Vinyl**  
Flooring: **Wall to Wall Carpet, Laminate**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric, Tank, Leased Heater**  
Interior Features: **Security System**  
Lot Description: **Corner**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**  
Terms: **Lender Approval Required**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**


**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1992** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **Yes**  
Lender Owned: **Undisclosed**


**Tax Information**

Pin #: **M:0198 B:0000015 L:**  
Assessed: **\$235,500**  
Tax: **\$3,784** Tax Year: **2018**  
Book: **23102** Page: **366**  
Cert:  
Zoning Code: **RC-1**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390  
Listing Agent: **Heather McIntyre**   (774) 487-4766  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **3%**  
Facilitator: **3%**  
Compensation Based On: **Net Sale Price** 

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings at following link (4 Hour): <http://www.premeerrealstate.com/property/72276407>**

### Firm Remarks

**Title V and smoke certificate of compliance is buyer's responsibility. Buyer's agent commission will be a 50/50 split of commission approved by lender. Agent is related to seller.**

### Market Information

Listing Date: **1/31/2018**

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

Expiration Date: **2/23/2018**

Original Price: **\$210,000**

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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