

Premeer Real Estate

**MLS # 71982702 - New
Single Family - Detached**



16 Church St
Douglas, MA 01516-2220
Worcester County

List Price: **\$269,900**

Style: **Colonial, Cape, Other (See Remarks)**

Total Rooms: **7**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **0**

Handicap Access/Features:

Directions: **Route 16 to Church Street - 7 mins to Rte 146 - 10 mins to Rte 395**

Remarks

WOW! STUNNING AND SPACIOUS 4-BED HOME ON OVER AN ACRE IN DOUGLAS! Don't miss out on this amazing property! Over 1700 sqft of early 1900's solid construction & charm while boasting many upgrades and updates: Roof ('08), most replacement windows ('12), 4-bedroom septic ('16), etc. Enjoy your large living room and dining room w/hardwoods and built-ins, first-floor master suite, 3 large beds on the 2nd floor, walk-up attic for storage, 2-car detached garage, very large shed, etc. House sits on a beautiful 1.1 acre lot ready for your kids, doggies and family to enjoy. Public water for the house but a well in the back for your lawn, garden or future unground pool? Again... don't wait on this... properties like this don't come on the market everyday in Douglas! Ask your agent for the guided online video showing link to see for yourself!

Property Information

Approx. Living Area: **1792 sq. ft.** Approx. Acres: **1.1 (47916 sq. ft.)** Garage Spaces: **2 Detached**
Living Area Includes: Heat Zones: **Steam, Oil** Parking Spaces: **6 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures:
Disclosures: **There is a private well on the property for lawn/garden use. New septic (2016) is a 4-Bedroom Septic.**

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 - Laminate, Peninsula
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 2:	2		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Refrigerator**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Exterior Features: **Porch - Screened, Patio, Storage Shed**
Flooring: **Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Concrete Block, Fieldstone**
Hot Water: **Oil, Tankless**
Interior Features: **Cable Available, Walk-up Attic, French Doors**
Lot Description: **Paved Drive, Cleared**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer Negotiable**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1928** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0198 B:0000053 L:**
Assessed: **\$209,000**
Tax: **\$3515** Tax Year: **2016**
Book: **29339** Page: **376**
Cert:
Zoning Code: **VR**

Terms: **Seller W/Participate**

Map: **198** Block: **53** Lot:

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer**

Hookup

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No , --**

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: **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: **24 Hours - Please book showings ONLY at following link:**

www.premeerrealstate.com/property/71982702

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5% NS**

Facilitator: **1% NS**

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/71982702>

Market Information

Listing Date: **4/4/2016**

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

Expiration Date: **7/4/2016**

Original Price: **\$269,900**

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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