

Premier Real Estate

MLS # 72176419 - New

Condo - Townhouse



109 Border St - Unit 109
Northbridge, MA 01588-1857
Worcester County
 Unit Placement: **End**
 Unit Level: **1**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **Main Street to Border Street - 5 min to Rte 146 - 15 min to MA Pike**

List Price: **\$214,900**
 Total Rooms: **6**
 Bedrooms: **3**
 Bathrooms: **2f 1h**
 Master Bath: **Yes**
 Fireplaces:

Remarks

WOW... PET FRIENDLY! Spacious 3 Bed/2.5 Bath Townhouse w/Garage built in 2007! This 3-story unit boasts an open first floor with large living room (hardwoods) and kitchen w/tile floors and Corian counters. Second floor includes two large bedrooms and a full bath. Third floor is ALL MASTER! A large master bedroom with large office/master living room/nursery and your own private full bath! Toss in a once car garage, Central AC and gas heat on this end-unit and you'll fall in love! Condo fees are low @ \$146/mo due to only three-unit complex. Don't miss out on this rare unit!

Property Information

Approx. Living Area: **1,914 Sq. Ft. (\$112.28/Sq. Ft.)**
 Living Area Includes: **Finished Basement**
 Living Area Source: **Other**
 Living Area Disclosures: **Includes finished hallway in lower-level from garage.**
 Disclosures: **3-unit complex/association so condo fees include master insurance and refuse removal (dumpster). Pets will need other unit owners' approval but have been very accommodating in the past as all unit owners currently have pets.**

Approx. Acres:
 Heat Zones: **Forced Air, Gas**
 Cool Zones: **Central Air**

Garage Spaces: **1 Under**
 Parking Spaces: **3 Off-Street, Deeded**
 Levels in Unit: **3**

Complex & Association Information

Complex Name:
 Association: **Yes** Fee: **\$146 Monthly**
 Assoc. Fee Inclds: **Refuse Removal**
 Special Assessments: **No**

Units in Complex: **3** Complete:
 Units Owner Occupied: Source: **3**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Slider
Master Bedroom:	3		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	3		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	3		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes Partial, Partially Finished, Walk Out, Interior Access, Garage Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric Features: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Hot Water: **Electric, Tank**
 Insulation Features: **Full, Mixed, Unknown**
 Pets Allowed: **Yes w/ Restrictions Breed Limitations (See Remarks), Other (See Remarks)**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Terms: **Seller W/Participate**
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions: **Washer/Dryer Negotiable**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **2007**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:0006A B:00250**
 Assessed: **\$213,100**
 Tax: **\$2,883** Tax Year: **2017**
 Book: **44754** Page: **23**
 Cert: **00100313**
 Zoning Code: **R5**
 Map: **0006A** Block: **00250** Lot:

Office/Agent Information

Listing Office: **Premier 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 at following link (24 Hour): <http://www.premierealestate.com/property/72176419>**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5%**
 Facilitator: **1%**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Please give my sellers a little notice for showings as they have children. Thanks!

Market Information

Listing Date: **6/5/2017**
 Days on Market: Property has been on the market for a total of **0** day(s)
 Expiration Date:
 Original Price: **\$214,900**
 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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