

Premier Real Estate

MLS # 72249217 - New Single Family - Attached



**66 Campbell St
Rutland, MA 01543-1627
Worcester County**

List Price: **\$272,900**

Style: **Ranch**

Total Rooms: **4**

Color:

Bedrooms: **2**

Grade School: **Naquag Element.**

Bathrooms: **1f 0h**

Middle School: **Central Tree**

Master Bath:

High School: **Wachusett Reg.**

Fireplaces: **0**

Handicap Access/Features:

Directions: **122A, S. Main St., Left to Glenwood, Slight left to Campbell.**

Remarks

Welcome home to your 2 bed, 1 bath, updated ranch! This home sits on a 4 acre wooded lot with picturesque views of Edson Pond where you have the opportunity to enjoy some quiet kayaking, fishing and even some ice skating in the winter months. This home boasts beautiful, newly refinished hardwoods, beamed family room with pellet stove and a stunning, newly tiled bathroom. Newer Septic, Well pump, energy efficient windows, garage doors and fresh paint inside and out. Located in the center of Massachusetts, Rutland also provides a top notch school system. Come see what this beautiful Rutland home has to offer!

Property Information

Approx. Living Area: **1,008 Sq. Ft.**

Approx. Acres: **4.06 (176,854 Sq. Ft.)**

Garage Spaces: **2 Attached, Garage Door Opener, Storage**

Living Area Includes:

Heat Zones: **Electric, Other (See Remarks)**

Parking Spaces: **4 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Easement/Shared driveway to 94 acre lot.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Ceiling - Beamed, Closet, Flooring - Hardwood, Window(s) - Picture, Main Level, Cable Hookup, High Speed Internet Hookup
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Exterior Access, Stainless Steel Appliances
Master Bedroom:	1		Closet, Flooring - Hardwood, Main Level, Cable Hookup
Bedroom 2:	1		Closet, Flooring - Hardwood, Main Level
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Other (See Remarks)**

Area Amenities: **Walk/Jog Trails, Private School, Public School**

Basement: **Yes Full, Bulkhead, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **220 Volts, Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Flooring: **Wood, Tile**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Electric, Tank**

Insulation: **Fiberglass**

Interior Features: **Cable Available**

Lot Description: **Wooded, Easements**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

Terms: **Contract for Deed**

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

Water Utilities: **Private Water**

Waterfront: **Yes Pond**

Water View: **Yes Pond**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **Washer and Dryer negotiable.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1982** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:46 B:B L:7**

Assessed: **\$203,600**

Tax: **\$3,730** Tax Year: **2017**

Book: **53602** Page: **372**

Cert: **00000032868**

Zoning Code: **R60**

Map: **046** Block: **B** Lot: **7**

Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.** (508) 278-5390

Listing Agent: **Danielle Lussier** (978) 906-4101

Team Member(s): **Danielle Lussier** (978) 906-4101

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, Pets on Premises**

Showing: Facilitator: **Lock Box, Appointment Required, Pets on Premises**

Special Showing Instructions: **Please book showings at following link (24 Hour):**
<http://www.premeerrealestate.com/property/72249217>

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please allow 24 hour notice for all showings at sellers have pets on the premises. Thanks!

Market Information

Listing Date: **10/30/2017**

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

Expiration Date:

Original Price: **\$272,900**

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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