

## Premeer Real Estate

### MLS # 72367433 - New Single Family - Detached



**79 Uxbridge Rd  
Mendon, MA 01756  
Worcester County**

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

Style: **Cottage, Bungalow**

Total Rooms: **6**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Handicap Access/Features:

Directions: **79 Uxbridge Road is Rte 16 – Only 15 minutes away from Rte 146 and Rte 495**

### Remarks

**WOW...BEAUTIFUL HOME WITH STUNNING VIEWS OF NIPMUC LAKE! Wonderful opportunity to own this charming 3 bed 1 bath home on a 1/2 acre lot in desirable Mendon. The open layout on the first floor includes an updated kitchen w/ granite countertops, a spacious living room w/ a pellet stove, and 3 decent sized bedrooms all with hardwood flooring. This home also features a spacious front deck where you can enjoy views of the water! Toss in the great sized basement and attic and you'll want to call this home. Come see to fall in love!**

### Property Information

Approx. Living Area: **990 Sq. Ft.**

Approx. Acres: **0.5 (21,954 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Oil**

Parking Spaces: **6 Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Central Air Condensor in rear of property has never been hooked up**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Hardwood, Open Floor Plan</b>
Family Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Hardwood, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Countertops - Upgraded</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Closet, Flooring - Hardwood, Attic Access</b>
Bedroom 2:	<b>1</b>		<b>Ceiling Fan(s), Closet, Flooring - Hardwood</b>
Bedroom 3:	<b>1</b>		<b>Ceiling Fan(s), Closet, Flooring - Hardwood</b>
Laundry:	<b>B</b>		<b>-</b>

### Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Basement: **Yes Unfinished Basement**

Beach: **Yes**

Beach - Miles to: **1/2 to 1 Mile**

Electric: **Circuit Breakers, 100 Amps**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

Flooring: **Hardwood**

Foundation Size:

Foundation Description: **Concrete Block, Fieldstone**

Hot Water: **Electric**

Lot Description: **Paved Drive, Scenic View(s)**

Roof Material: **Asphalt/Fiberglass Shingles**

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

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

Water Utilities: **Private Water**

Waterfront: **No**

Water View: **Yes Lake**

### Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer negotiable**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1940** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **10-236-79-0**

Assessed: **\$235,000**

Tax: **\$3,985.6** Tax Year: **2018**

Book: **54053** Page: **112**

Cert:

Zoning Code: **C/I**

Map: **10** Block: **236** Lot: **079**

### Office/Agent Information

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

Listing Agent: **Matthew McLaughlin**  (774) 280-4291

Team Member(s):

Sale Office:

Sale Agent:

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.0**

Facilitator: **1.0**

Compensation Based On: **Net Sale Price**

Listing Agreement Type: **Exclusive Right to Sell, Facilitation/ER to Sell**

Entry Only: **No**

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

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

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

Special Showing Instructions: **Please book showings at following link: <http://www.premeerrealstate.com/property/72367433>**

## Firm Remarks

**Showings start now. Some notice is required for showings. Please do not let the cat out. Feel free to reach out with any questions.**

## Market Information

Listing Date: **7/24/2018**

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

Expiration Date:

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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