

Premier Real Estate

MLS # 72261077 - New

Condo - Townhouse



89 E Hartford Ave - Unit 3B  
Uxbridge, MA 01569-1249  
Worcester County

List Price: \$199,900

Unit Placement: Middle

Total Rooms: 6

Unit Level: 2

Bedrooms: 3

Grade School:

Bathrooms: 1f 1h

Middle School:

Master Bath:

High School:

Fireplaces: 0

Outdoor Space Available: Yes - Common

Handicap Access/Features:

Directions: Easily located off Rte 16, close to Rte 146.

Remarks

Don't miss this 3 bedroom, open floor plan, condo for under \$200,000!! Great location. Unit offers 3 bedrooms and 1.5 baths. Master bedroom has his/her closets with a walk out balcony. The breakfast nook opens to both the kitchen and living room. Large deck off the living room for outdoor entertainment. Separate formal dining room and lots of storage space throughout. Private laundry is located in the basement with walkout access to the backyard. Full basement has plenty of storage and lots of potential for finished dream basement. Pet friendly community within guidelines.

Property Information

Approx. Living Area: 1,488 Sq. Ft. (\$134.34/Sq. Approx. Acres: Ft.)

Garage Spaces: 0

Living Area Includes:

Heat Zones: 1 Electric Baseboard

Parking Spaces: 1 Off-Street, Deeded

Living Area Source: Unit Floor Plan

Cool Zones: 0 None

Levels in Unit: 2

Living Area Disclosures:

Disclosures: One deeded parking spot with various open spots.

Complex & Association Information

Complex Name: Strathmore Shire Condominiums

Units in Complex: 32 Complete:

Units Owner Occupied: Source:

Association: Yes Fee: \$257 Monthly

Assoc. Fee Incls: Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal

Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Picture, Balcony / Deck, Open Floor Plan, Slider
Dining Room:	1		Flooring - Laminate, Window(s) - Picture, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Open Floor Plan, Peninsula
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider
Bedroom 2:	2		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, Ceiling Fan(s), Closet, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: Tennis Court, Walk/Jog Trails, Golf Course, Bike Path, House of Worship, Public School

Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer

Basement: Yes Full

Beach: No

Construction: Frame

Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Master Plan, Floor Plans, Certificate of Insurance

Electric Features: Circuit Breakers, 200 Amps

Exterior: Wood

Exterior Features: Deck, Balcony

Flooring: Wall to Wall Carpet, Wood Laminate

Hot Water: Electric, Tank

Other Property Info

Disclosure Declaration: Yes

Exclusions:

Facing Direction: West

Laundry Features: In Unit

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built/Converted: 1985

Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**  
Waterfront: **No**

#### Tax Information

Pin #: **M:012.A B:2192 L:0003.B**  
Assessed: **\$163,700**  
Tax: **\$2,776** Tax Year: **2017**  
Book: **54061** Page: **291**  
Cert: **000000074276**  
Zoning Code: **RES**  
Map: **012.A** Block: **2192** Lot: **0003.B**

#### Office/Agent Information

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

Listing Agent: **Sheryl Corriveau**  (774) 254-1146

Team Member(s): **Sheryl Corriveau**  (774) 254-1146

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, Other (See Special Showing Instructions)**

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

Special Showing Instructions: **Please book showings at this link (EASY SHOW):**

**<http://www.premeerrealestate.com/property/72261077>**

#### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

#### Market Information

Listing Date: **11/25/2017**

Days on Market: Property has been on the market for a total of **9** day(s)

Expiration Date:

Original Price: **\$199,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **9** day(s)

Office Market Time: Office has listed this property for **9** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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