

## Premeer Real Estate

MLS # 72366646 - New  
Single Family - Detached



28 Mill Rd  
North Brookfield, MA 01535  
Worcester County  
Style: **Ranch**  
Color: **TAN**  
Grade School: **N.BRKFLD ELEMEN**  
Middle School: **N.BRKFLD MIDDLE**  
High School: **N.BRKFLD HIGH**  
Handicap Access/Features:  
Directions: **RT 67 NORTH TO MILL RD.**

List Price: **\$248,500**

Total Rooms: **5**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Master Bath: **No**  
Fireplaces: **0**

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### Remarks

**Welcome Home! Get ready to fall in LOVE with this beautiful 3 bedroom, 1 bathroom ranch style home. The living room offers new laminate flooring and a vaulted ceiling that opens up into your eat in kitchen. Recently painted cabinets, tile floors, new LG SS appliances, a large custom island and access to your back deck that overlooks your gorgeous, private back yard. There are 3 great sized bedrooms with new laminite flooring and paint as well as a nice sized full bathroom with tile floors and updated fixtures. Sit back and enjoy your almost 2 acre lot with fenced in back yard, a large vegetable garden and brand new chicken coop and storage shed. Beautiful landscaping and mature plantings throughout the property, this is really country living at it's finest. Built in 2009 with many recent updates, this property is completely move in ready and waiting for you to call it home.**

### Property Information

Approx. Living Area: **1,086 Sq. Ft.** Approx. Acres: **1.77 (77,101 Sq. Ft.)** Garage Spaces: **1 Attached, Under, Storage, Work Area**  
Living Area Includes: Heat Zones: **2 Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street, Paved Driveway**  
Living Area Source: **Public Record** Cool Zones: **0 Window AC** Approx. Street Frontage:  
Living Area Disclosures:  
Disclosures: **Water filtration and softener system installed in 2017. Information obtained from seller and public record. Buyer and buyer agent to do due diligence.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Ceiling - Cathedral, Ceiling Fan(s), Flooring - Laminate, Window(s) - Picture, Main Level, Cable Hookup, Exterior Access, Open Floor Plan, Paints & Finishes - Low VOC
Kitchen:			Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Kitchen Island, Deck - Exterior, Open Floor Plan, Paints & Finishes - Low VOC, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:			Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Cable Hookup, Paints & Finishes - Low VOC
Bedroom 2:			Closet, Flooring - Laminate, Main Level, Cable Hookup, Paints & Finishes - Low VOC
Bedroom 3:			Closet, Flooring - Laminate, Main Level, Cable Hookup, Paints & Finishes - Low VOC
Bath 1:			Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Main Level, Enclosed Shower - Fiberglass
Laundry:			Dryer Hookup - Electric, Washer Hookup

### Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Water Treatment, Water Softener**  
Area Amenities: **Shopping, Walk/Jog Trails, Stables, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**  
Basement: **Yes Partial, Interior Access, Garage Access, Concrete Floor, Unfinished Basement**  
Beach: **No**  
Construction: **Frame**  
Electric: **100 Amps**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Deck - Wood, Gutters, Storage Shed, Screens, Fenced Yard, Garden Area**  
Flooring: **Tile, Laminate**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil, Tankless**  
Insulation: **Full, Blown In**  
Interior Features: **Cable Available**  
Lot Description: **Wooded, Paved Drive, Cleared, Fenced/Enclosed, Gentle Slope**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**

### Other Property Info

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **2009** Source:  
**Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:002 B:00075 L:00280**  
Assessed: **\$169,400**  
Tax: **\$2,824** Tax Year: **2018**  
Book: **53878** Page: **228**  
Cert: **000000057635**

Terms: **Contract for Deed**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **Private Water**  
Waterfront: **No**  
Water View: **No**

Zoning Code: **5-66**  
Map: Block: Lot:

### Office/Agent Information

Listing Office: [Premeer Real Estate, Inc.](#)  (508) 278-5390

Listing Agent: [Danielle Lussier](#)   (978) 906-4101

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: **Call List Agent, Lock Box, Appointment Required, Sign, Pets on Premises, Other (See Special Showing Instructions)**

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


Special Showing Instructions: **Please book all showings at following link: [www.premeerrealestate.com/property/72366646](http://www.premeerrealestate.com/property/72366646)**

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price** 

### Firm Remarks

**Washer & Dryer negotiable. 3 geese, 2 ducks, 2 guinea hens and 13 chickens all negotiable, FREE EGGS and pest control. Chicken coop and fenced in bird shelter built in 2018.**

### Market Information

Listing Date: **7/23/2018**

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

Expiration Date: **10/31/2018**

Original Price: **\$248,500**

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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