



**MLS # 72699008 - Back on Market
Condo - Rowhouse**

**23 Mill Stone Lane - Unit 42
Templeton, MA 01468
Worcester County**

List Price: **\$152,000**

Unit Placement: **Middle**
Unit Level: **1**
Grade School: **Templeton**
Middle School: **Narragansett Re**
High School: **Narragansett Re**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Exit 20 from Route 2 toward Narragansett HS**

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **1**

Remarks

Photos coming soon! This affordable 40B unit In Day Mill Condominiums has upgrades galore! Mill Stone Lane is located at the end of Day Mill and offers open living areas with private deck off dining room! Carefree, convenient home ownership that is affordable!! Open living areas look out onto a private deck. The kitchen features stainless appliances including a newer stove and island! Central air in the summer, cozy gas fireplace for winter. Central vac, wired for speakers, jacuzzi bath with separate shower...more! Basement space for storage or renovation into more living area. Pets allowed with restrictions, - walking paths nearby! Quick access to route 2 for shopping , appointments, schools, quaint shops and dining. "Unit subject to affordable housing and resale restrictions. Must be owner occupied."

Property Information

Approx. Living Area: **1,290 Sq. Ft.** Approx. Acres:
(\$117.83/Sq. Ft.) Garage Spaces: **1 Attached, Garage Door Opener**
Living Area Includes: Heat Zones: **1 Central Heat, Forced Air, Propane** Parking Spaces: **2 Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **3**
Living Area Disclosures:
Disclosures: **Buyer must meet income guidelines. See attached. application with CHAPA .Septic runs through 'grinder unit' located in basement.**

Complex & Association Information

Complex Name: **Day Mill Condominiums** Units in Complex: **115** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$225 Monthly**
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Balcony / Deck, Open Floor Plan
Kitchen:	1		Kitchen Island, Slider, Stainless Steel Appliances
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Jacuzzi / Whirlpool Soaking Tub
Bath 2:	1		Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Laundry:	1		-

Features

Area Amenities: **Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Public School**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **No**
Basement: **Yes Full, Bulkhead, Unfinished Basement**
Beach: **No**
Docs in Hand: **Unit Deed, Rules & Regs**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Vinyl, Wall to Wall Carpet**
Interior Features: **Central Vacuum**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions: **Washer/Dryer**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2005**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$113,000**
Tax: **\$1,901.79** Tax Year: **2002**
Book: **40421** Page: **49**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Leominster** 
(978) 840-4014 Ext. 574064

Listing Agent: **Susan Getz**  **(978) 257-4064**

Team Member(s):

Sale Office:

Sale Agent:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Gross/Full Sale Price**

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**

Showing: Facilitator: **Call List Agent, Lock Box, Accompanied Showings, Appointment Required**

Special Showing Instructions: **Showings begin August 29th. No offers without CHAPA approval will be considered. Please see attached**

Firm Remarks

First 90 days on market for income eligible only. See attached application. Owner will not review offers without CHAPA approval

Market Information

Listing Date: **7/27/2020**

Days on Market: Property has been on the market for a total of **4** day(s)

Expiration Date: **1/23/2021**

Original Price: **\$152,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **4** day(s)

Office Market Time: Office has listed this property for **4** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 23 Mill Stone Lane U:42, Templeton, MA 01468

MLS #	Date			DOM	DTO	Price
72699008	7/27/2020	Listed for \$152,000	Susan Getz			\$152,000
WDN	7/30/2020	Status Changed to: Temporarily Withdrawn	Susan Getz			
			Lori Parks			
BOM	8/24/2020	Status Changed to: Back on Market	Susan Getz		4	
Market History for Coldwell Banker Realty - Leominster (AN6215)					4	
Market History for this property					4	

