

#### MLS # 73037999 - New Single Family - Detached

#### 23 Pine Grove Cir List Price: \$359,900 Uxbridge, MA 01569 Worcester County Style: Ranch Total Rooms: 5 Color: Brown Bedrooms: 2 Grade School: Taft Bathrooms: 1f Oh Middle School: Whitin Main Bath: Unknown High School: Uxbridge High Fireplaces: 1 Approx. Acres: 0.38 (16,400 SqFt) Approx. Street Frontage: 95 Ft. Handicap Access/Features: Unknown

Directions: Rt 16 Uxbridge to Carney Street to High Street to Pine Grove Circle

#### Remarks

Fall in love with this SINGLE LEVEL RANCH STYLE home. Lovingly owned & maintained by one owner for the past 60 years. Located on the main floor - eat-in kitchen offers functionality with plenty of counter & cabinet space, tiled bathroom with walk-in shower, open floor plan living & dining room, large closets in bedrooms, beautiful hardwood floors & neutral décor throughout the home will serve as a backdrop for your vision. The walkout basement has laundry with utility sink, workshop, custom built bar & ample open space for your home gym or office. Outdoor space galore! A Picture perfect 3 season bonus room off the den overlooks the backyard, two back yard decks, front porch & sitting area, low maintenance grassy yard with mature landscaping. An attached one-car garage & separate basement storage for lawn & garden.From the welcoming front porch to the full basement this home is ready & waiting for its new owners to move right in and make it their own!

#### **Property Information**

Approx. Living Area Total: **1,200 SqFt** Approx. Above Grade: **1,200 SqFt** Living Area Disclosures: Living Area Includes Below-Grade SqFt: **No** Approx. Below Grade:

Living Area Source: Public Record

Heat Zones: 1 Hot Water Baseboard, Oil Parking Spaces: 4 Off-Street, Paved Driveway Cool Zones: 1 Central Air Garage Spaces: 1 Attached, Garage Door Opener

Disclosures: Buyer/Buyers agent to perform all due diligence. All information deemed reliable from seller and public record but should be verified.

Room Levels, Dimensions and Features			
Room	Level	Size	Features
Living Room:	1	17X12	Flooring - Hardwood, Window(s) - Picture, Main Level
Dining Room:	1	10X12	Ceiling Fan(s), Closet, Flooring - Hardwood, Main Level
Kitchen:	1	12X13	Flooring - Stone/Ceramic Tile, Window(s) - Picture, Dining Area, Main Level, Attic Access, Stainless Steel Appliances, Lighting - Overhead
Main Bedroom:	1	13X11	Closet, Flooring - Hardwood, Main Level
Bedroom 2:	1	10X11	Closet, Flooring - Hardwood, Main Level
Bath 1:		7X8	•
Laundry:	В		Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead, Laundry Sink
Den:	1	20X12	Fireplace, Skylight, Flooring - Wood, Window(s) - Picture, Main Level, Slider

20X12 Fireplace, Skylight, Flooring - Wood, Window(s) - Picture, Main Level, Slider 1 Features Other Property Info Appliances: Range, Dishwasher, Refrigerator, Vacuum System Adult Community: No Disclosure Declaration: No Basement: Yes Full, Walk Out, Interior Access, Concrete Floor, Exterior Access Beach: No Exclusions: Construction: Frame Green Certified: Unknown Electric: Circuit Breakers, 100 Amps Home Own Assn: No Lead Paint: Unknown Energy Features: Insulated Windows, Storm Doors UFFI: Unknown Warranty Features: No Exterior: Shingles, Wood Exterior Features: Porch, Porch - Screened, Deck, Deck - Wood, Patio, Gutters Year Built: 1958 Source: Public Record Flooring: Wood, Tile Year Built Description: Actual Foundation Size: Year Round: Yes Foundation Description: Poured Concrete Short Sale w/Lndr. App. Req: No Hot Water: Oil Lender Owned: No Interior Features: Central Vacuum, Cable Available Tax Information Lot Description: Paved Drive, Cleared, Gentle Slope Pin #: Road Type: Public Assessed: **\$269,400** Roof Material: Asphalt/Fiberglass Shingles Tax: \$4,084.1 Tax Year: 2022 Sewer Utilities: Private Sewerage - Title 5: Pass Book: 14765 Page: 23 Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup Cert.

Water Utilities: City/Town Water

Waterfront: No

Water View: No

# Map: 024.C Block: 2886 Lot: 0000.0 Compensation

Zoning Code: RB

 Sub-Agent: Not Offered
 Buyer Agent: 2

 Facilitator: 1
 Compensation Based On: Net Sale Price

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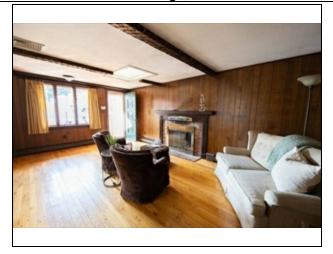




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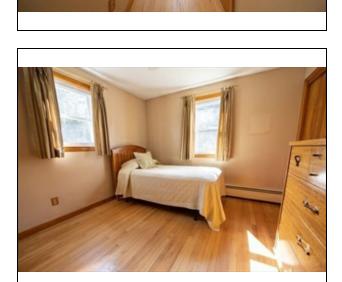




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