

MLS # 73510952 - Under Agreement**Multi Family - 2 Family**

**63 Charlotte St
Worcester, MA 01610-1229
Worcester County**

List Price: **\$150,000**

Color: **Green**

Total Floors: **2**

Total Units: **2**

Total Rent: **\$0**

Grade School:

Middle School:

High School:

Approx. Acres: **0.08 (3,593 SqFt)**

Directions: **Park Ave to**

Total Rooms: **10**

Total Bedrooms: **4**

Total Bathrooms: **2f 0h**

Total Fireplaces: **0**

Approx. Street Frontage:

Offers Due Tuesday May 5th by Noon. Clark University Rental Property! 2 Family. Tree came down on electrical service and rear roof and deck. Major Water Damage in Rear. City of Worc states tear down back and rebuild that area but should be verified prior to making an offer. Cash Sale. Will not finance covnentionally. Buyer responsible if smokes are required. 1st right of refusal but not expecting it to be excersized. Bring flashlight, boots, mask, protective wear.Showing start Sunday. Email for a time.

Property Information

Approx. Living Area Total: **1,856 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,856 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units:

Heat/Cool Zones:

Total Parking Spaces:

Garage Spaces: **0**

Disclosures: **Buyer/Buyers Agent perform due dilligence. Information obtained from seller & public records should be verified. Cash sale. No Entry Without Agent. No Power - Bring Flashlights, masks, protection, Boots. May not see all property due to damage.Smokes Buyers Responsible. 1st Right of Refusal in place**

Annual Expenses

Heating:

Repair & Maintenance:

Management:

Gross Income:

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

Ann. Prop. Oper. Data: **No**

Net Income:

Water:

Insurance:

Annual Expense Source:

Unit Descriptions**Unit #1**

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **0**

Lease: **No**

Unit #2

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **0**

Lease: **No**

Features

Area Amenities: **Public Transportation, University**

Basement: **Yes**

Beach: **No**

Construction: **Frame**

Exterior: **Shingles**

Exterior Features: **Porch**

Flooring: **Vinyl, Hardwood**

Foundation Size:

Foundation Description: **Fieldstone**

Lot Description: **Fenced/Enclosed**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Seller to remove what they want and leave the rest with the property.**

Facing Direction: **North**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1880** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:08 B:001 L:00023**

Assessed: **\$272,500**

Tax: **\$3,594** Tax Year: **2025**

Book: **17044** Page: **83**

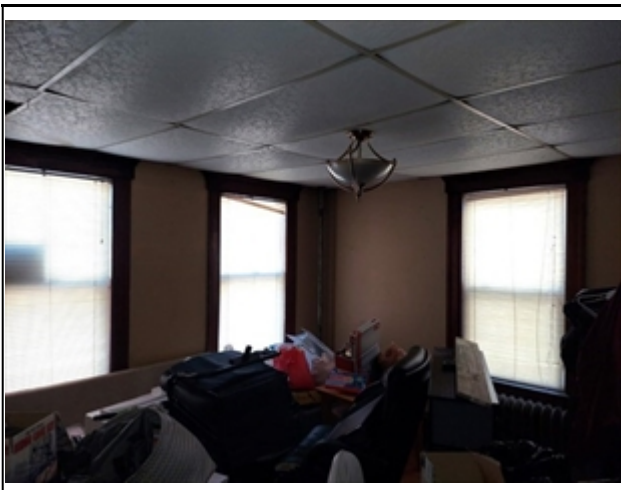
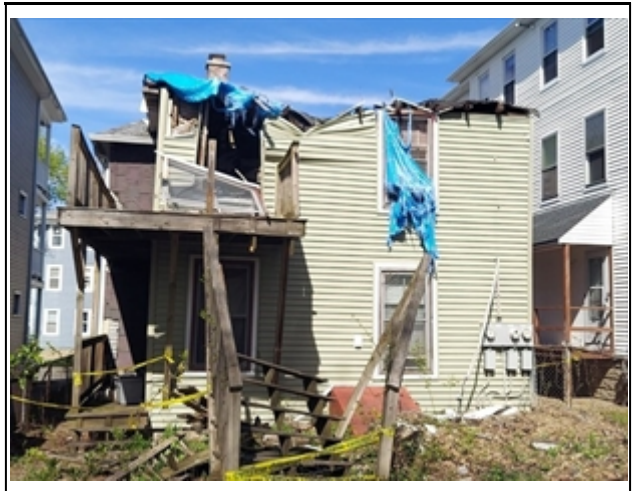
Cert:

Zoning Code: **RG-5**

Map: Block: Lot:

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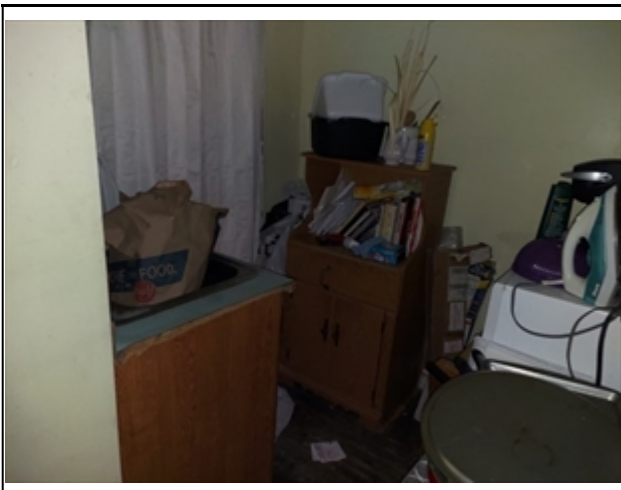
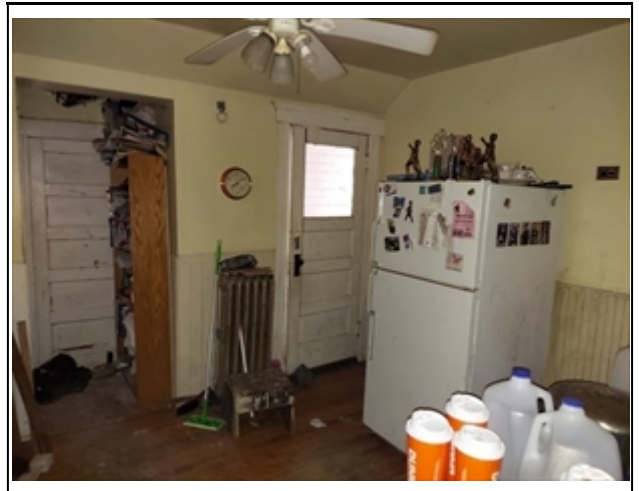
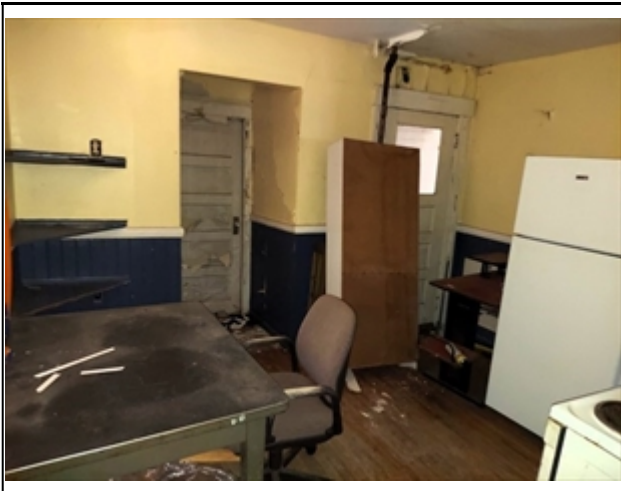
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