

**MLS # 73358276 - Contingent - Inspection**  
**Multi Family - 2 Family**

**8 Pond St**  
**Oxford, MA 01540**  
**Worcester County**
List Price: **\$489,900**

Color:

Total Floors: **2**Total Rooms: **8**Total Units: **2**Total Bedrooms: **4**Total Rent: **\$4,400**Total Bathrooms: **2f 0h**

Grade School:

Total Fireplaces: **2**

Middle School:

High School:

Approx. Acres: **1.17 (51,101 SqFt)**

Approx. Street Frontage:

Directions: **Sutton Ave to Park to**

**Don't miss this opportunity to have your own little get away every day and night! Properties like this do not come up often-It's been in the family since day 1. Dead end street and you'll own through the dead end and along the water. This home is actually a 2 family. 6 Rms 3 Brs 1 Bath on the main level with 3 Rms 1 Br 1 bath on the lower walk out level. Ideal for extended family. Currently used as rental to short term traveling nurses. Seller owns all furniture and willing to work a deal on all of it. Or, you can own a beautiful piece of property and rent it out! Use the extra land which includes an electric hookup for a camper/RV for yourself, your family or friends. The home has 2 fireplaces, a carport style parking for lower level, 2 sheds and an updated title V. Lower level tenant moving asap, upper level is in through May. Get ready to move right in! Solar on the roof is older and leased.**

### Property Information

Approx. Living Area Total: **2,101 SqFt**Living Area Includes Below-Grade SqFt: **Yes**Living Area Source: **Public Record**Approx. Above Grade: **1,276 SqFt**Approx. Below Grade: **825 SqFt**

Living Area Disclosures:

Heat/Cool Units: **9**Heat/Cool Zones: **9**Parking Spaces: **4 Off-Street**Garage Spaces: **0**Disclosures: **Both Units Have Been Rented To Short Term Travelling Nurses For Past 5 years. All Furniture Negotiable**

### Annual Expenses

Heating:

Repair &amp; Maintenance:

Management:

Gross Income: **\$52,800**

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

Ann. Prop. Oper. Data: **No**Net Income: **\$52,800**

Water:

Insurance:

Annual Expense Source:

### Unit Descriptions

**Unit #1**
Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **2,450** Lease: **No**Heating: **Electric Baseboard**Rent Includes: **Heat, Electric, Water, Hot Water, Other (See Remarks)**
**Unit #2**
Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **0** Rent: **1,950** Lease: **No**Heating: **Electric Baseboard**Rent Includes: **Heat, Electric, Water, Hot Water, Other (See Remarks)**

### Features

Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 100 Amps**Exterior: **Aluminum**Exterior Features: **Porch - Enclosed, Deck - Wood, Storage Shed**Flooring: **Tile, Varies Per Unit, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**Hot Water: **Electric**Lot Description: **Wooded, Paved Drive, Scenic View(s)**Road Type: **Paved**

### Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **North**Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1963** Source: **Public Record**Year Built Description: **Actual**

Year Round:

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

### Tax Information

Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Passed**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **Yes Pond, Frontage, Access**  
Water View: **Yes Pond**

Pin #: **M:35B B:C06**  
Assessed: **\$362,700**  
Tax: **\$4,595** Tax Year: **2025**  
Book: **70531** Page: **343**  
Cert: **000000000037574**  
Zoning Code: **R3**  
Map: Block: Lot:

**Seller-Offered Compensation**

Seller-Offered Sub-Agency Compensation:  
Seller-Offered Buyer's Broker Compensation:  
Seller-Offered Facilitator Compensation:  
Seller-Offered Compensation Based On:

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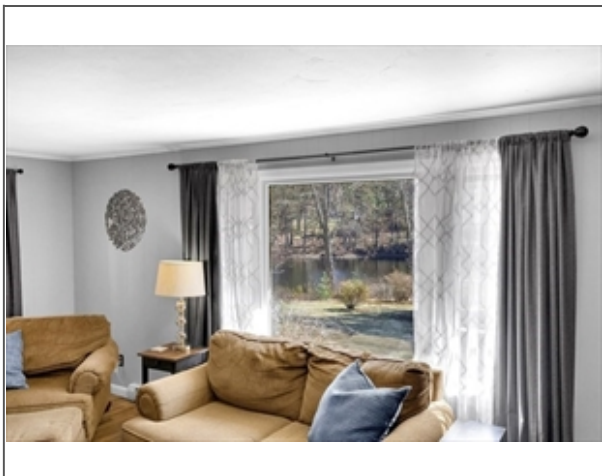
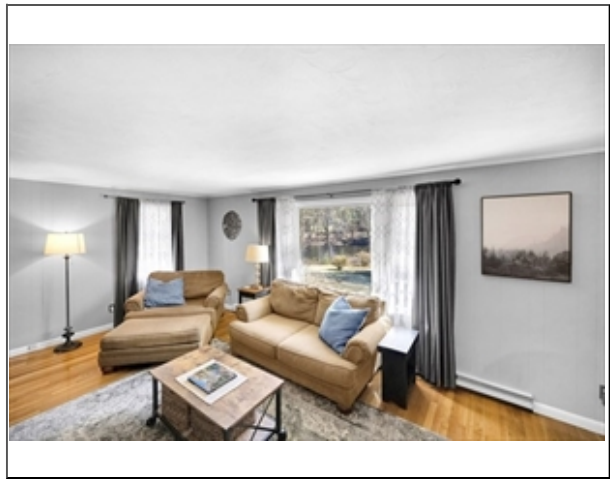
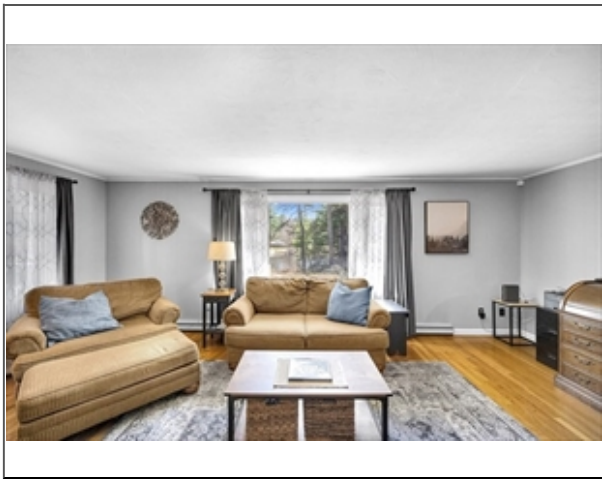
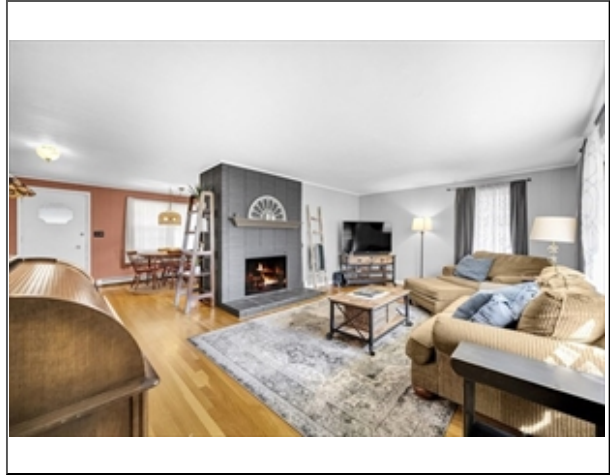
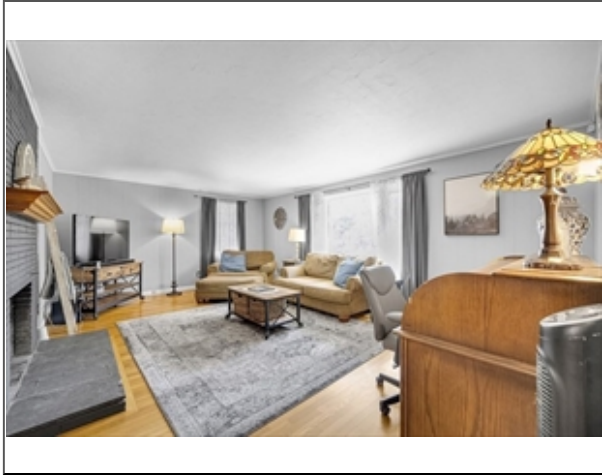


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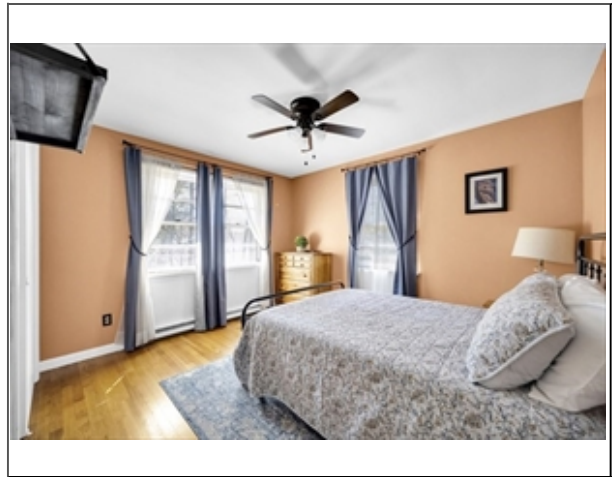
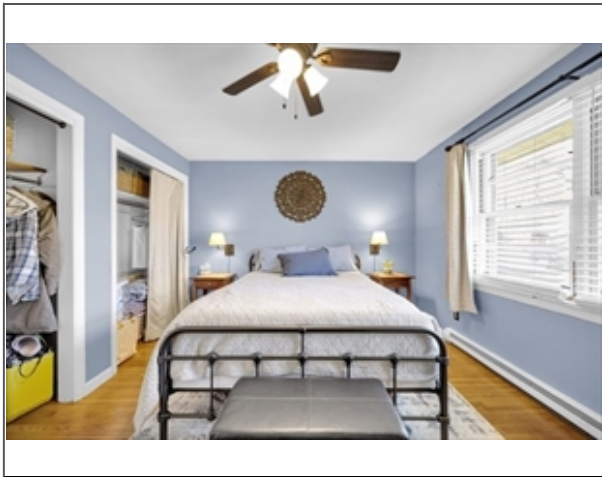
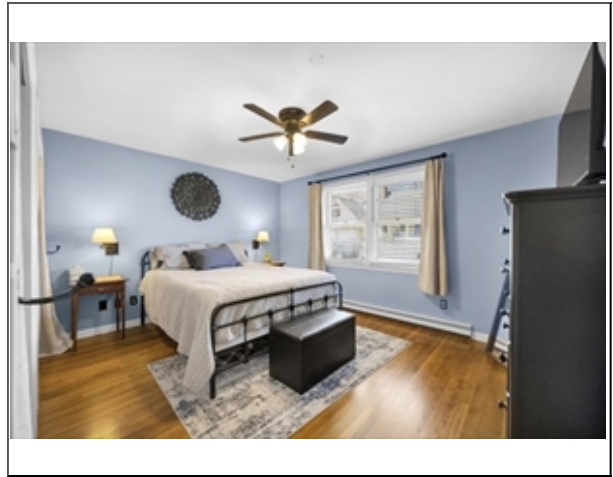
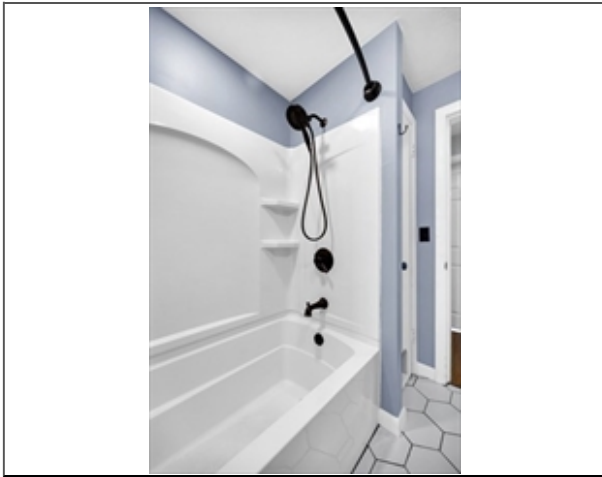
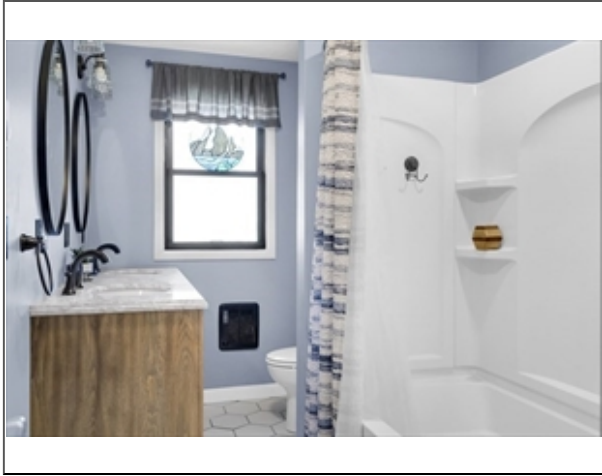
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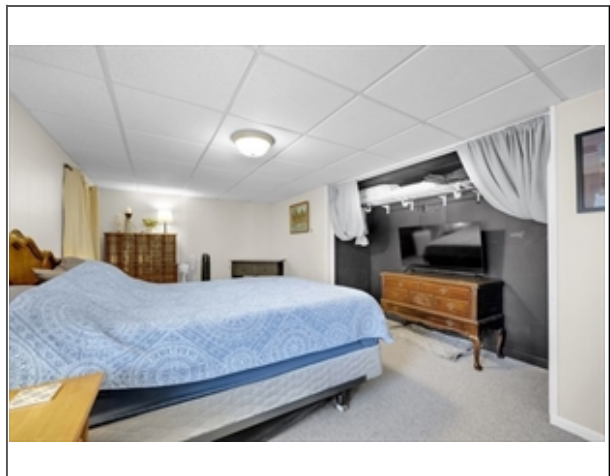
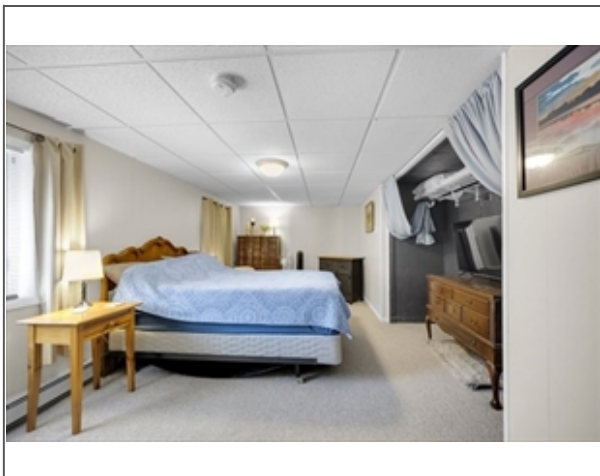
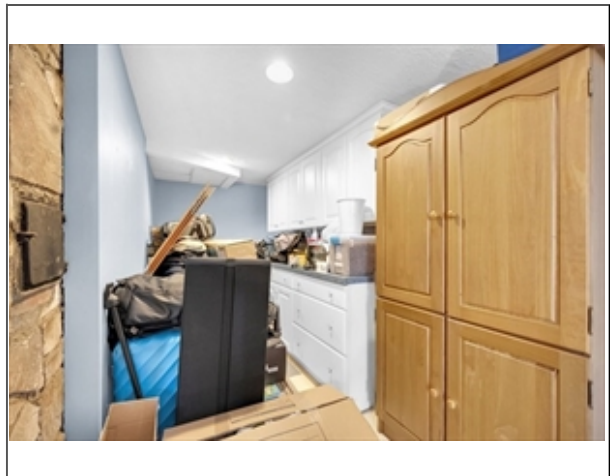
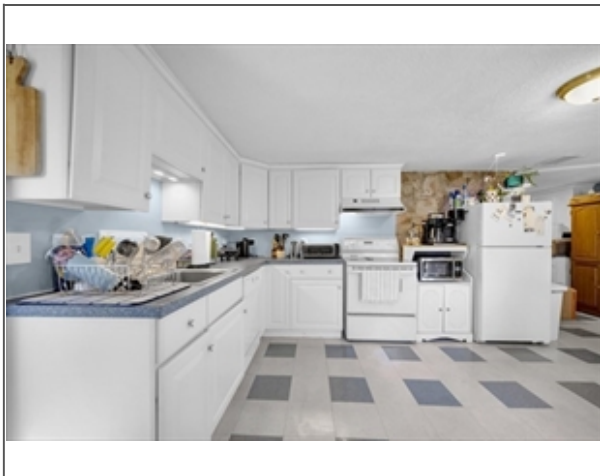
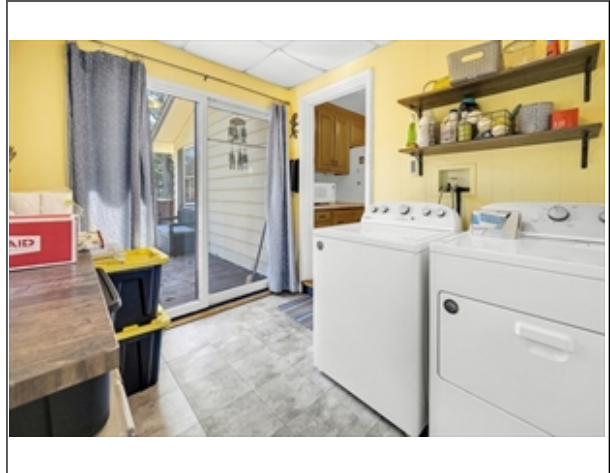
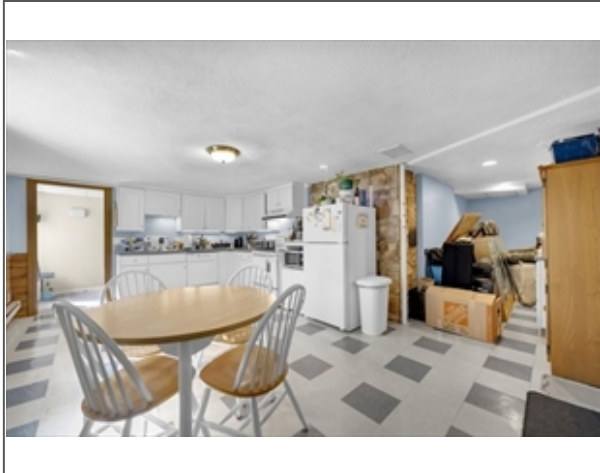
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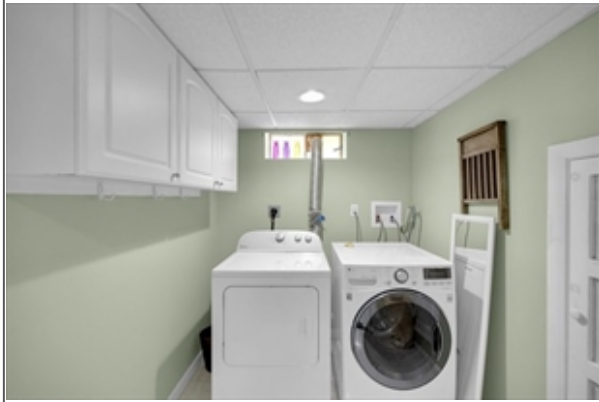


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