



MLS # 72785097 - Under Agreement
Multi Family - 2 Family

702 Main St
Oxford, MA 01537-1313
Worcester County

List Price: **\$309,900**

Color: **White**

Total Floors: **2**

Total Rooms: **10**

Total Units: **2**

Total Bedrooms: **4**

Total Rent: **\$0**

Total Bathrooms: **2f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Directions: **At the Intersection Of Rt. 12 & Rt. 56**

Remarks

Sitting up high at the Point of N. Oxford at the intersection of Rt.'s 56 & Rt. 12 is this Grand Victorian Style 2 family set on just under an acre of land which has been occupied by the same family for almost 50 years and on the market for the 1st time. It does need some updating inside to make it your own. It currently has 1 heating system which has been heating the entire 2 units, It needs most windows replaced. It has had some. The units have been occupied by the owners. Has vinyl siding, the roof's been replaced in 2005 - Lots of life left. The building has town sewer. This is a perfect 2 family home for another family to take over, or a mortgage helper. Maybe you're looking to store your construction equipment? There's plenty of level land in the back. There is a 1 car garage which is currently used for storage. This Prime Location is awaiting it's next chapter. bringing this home back to 100% - isn't going to take a lot. Covid Guidelines In Place.

Property Information

Approx. Living Area: **1,671 Sq. Ft.**

Approx. Acres: **0.91 (39,602 Sq. Ft.)**

Garage Spaces: **1**

Living Area Includes:

Heat/Cool Zones:

Parking Spaces: **7 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units:

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Some sellers have not lived in the building for many years. Buyers/Buyers agent to perform due diligence. Although information deemed reliable from sellers, should be verified if questions or concerns by buyer. Property Sold As-Is. Inspection for Information Purposes Only.**

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: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Unit #2

Rooms: **5** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Features

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps**

Exterior: **Vinyl**

Exterior Features: **Porch**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Oil**

Lot Description: **Gentle Slope**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Electric Stairlift to the 2nd floor unit in the back stairs.**

Facing Direction: **West**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1890** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:07A B:B09**

Assessed: **\$208,900**

Tax: **\$3,480** Tax Year: **2020**

Book: **9045** Page: **214**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

Office/Agent Information

Listing Office: **A-1 Realty of Central MA** (508) 868-4662

Compensation

Listing Agent: **Duane Papetti**  (508) 868-4662

Sub-Agent: **Not Offered**

Team Member(s):

Buyer Agent: **2**

Sale Office: **Keller Williams Realty Greater Worcester**  (508) 754-3020

Facilitator: **1**

Sale Agent: **Nathan Riel**  (774) 200-8697



Compensation Based On: **Net 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, Sign,  Schedule with ShowingTime or Call 888-627-2775,  Schedule with ShowingTime**

Showing: Facilitator: **Lock Box, Appointment Required, Sign,  Schedule with ShowingTime or Call 888-627-2775,  Schedule with ShowingTime**

Special Showing Instructions: **2nd Floor Not Shown After Open House until accepted offer**

Firm Remarks

All showings will be the 1st, basement & exterior until an accepted offer is submitted. Email info@a1realtyofcentralma.com with offers. As-Is. Inspection for informational purpose Only

Market Information

Listing Date: **2/11/2021**

Listing Market Time: MLS# has been on for **32** day(s)

Days on Market: Property has been on the market for a total of **32** day(s)

Office Market Time: Office has listed this property for **32** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$329,900**

Seller Concessions at Closing:

Off Market Date: **3/14/2021**

Ant. Sale Date: **4/16/2021**

Offer Date: **2/28/2021** Days to Offer: **17**

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