



**MLS # 72894608 - New
Single Family - Attached**

**91 Dunster Road
Holliston, MA 01746
Middlesex County**

List Price: **\$330,000**

Style: **Colonial**

Total Rooms: **8**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Corner lot of Dunster Road and Wendy Lane**

Remarks

Outstanding investment opportunity in an amazing neighborhood right near MTB Trails at Milford! This corner lot property has great potential for the right buyer, as this home could be flipped or restored into your forever home. Sitting on 0.43 acres of land, this home has two driveways, one leading to an attached garage. This is an "AS-IS" sale with the remaining clean-up and Title 5 to be the Buyer's responsibility. Don't miss this quiet and private home only minutes away from Rt 16 and 495!

Property Information

Approx. Living Area: **1,470 Sq. Ft.**

Approx. Acres: **0.43 (18,730 Sq. Ft.)**

Garage Spaces: **1 Attached**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **4 Off-Street, On Street Without Permit**

Living Area Source: **Public Record**

Cool Zones: **Window AC**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Master Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bedroom 4:	2	-	-

Features

Area Amenities: **Walk/Jog Trails**

Basement: **Yes Unfinished Basement**

Beach: **No**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Corner, Wooded**

Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features:

Year Built: **1973** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$292,100**

Tax: **\$5,214** Tax Year: **2021**

Book: **13594** Page: **674**

Cert:

Zoning Code: **A**

Map: **4** Block: **2** Lot: **260**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **0.00**

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

Office/Agent Information

Listing Office: **Home Light Realty Group LLC** (508) 525-0173

Listing Agent: **Joseph Machado** (508) 525-0173

Team Member(s): **Joseph Machado** (508) 525-0173

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions:

Market Information

Listing Date: **9/14/2021**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$330,000**

Off Market Date:

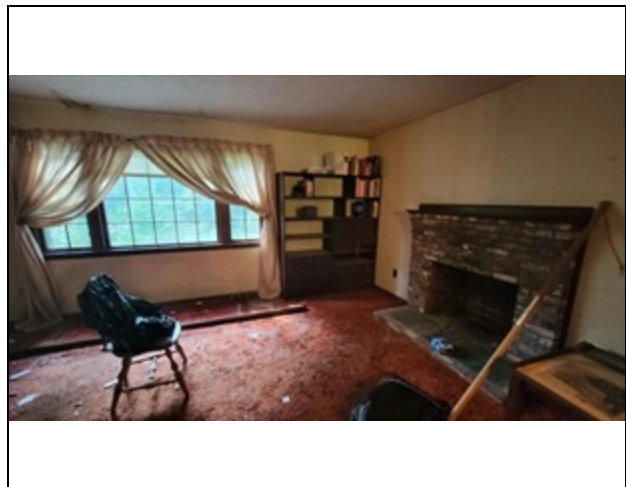
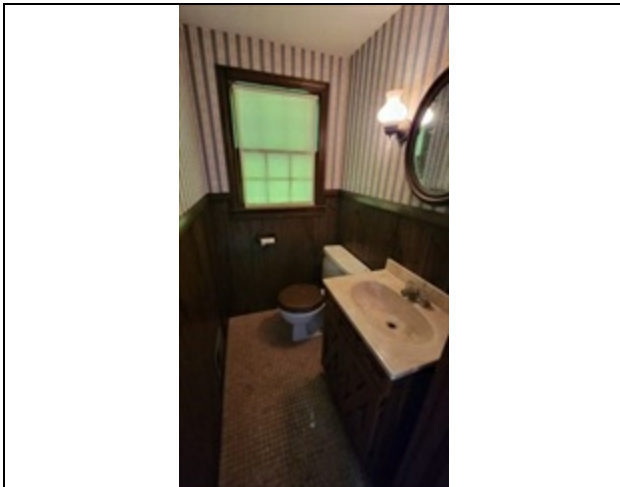
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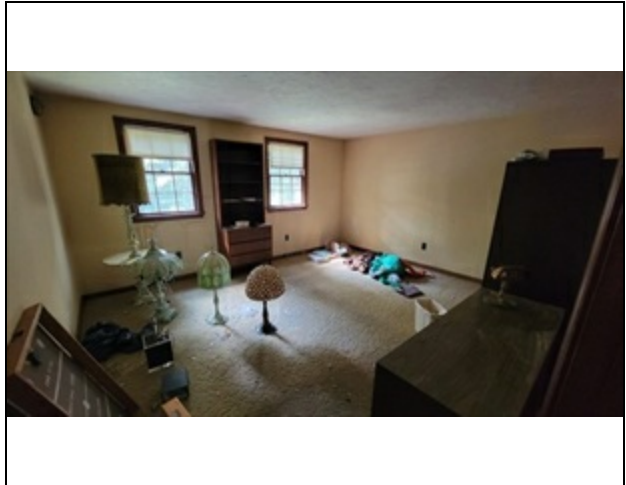
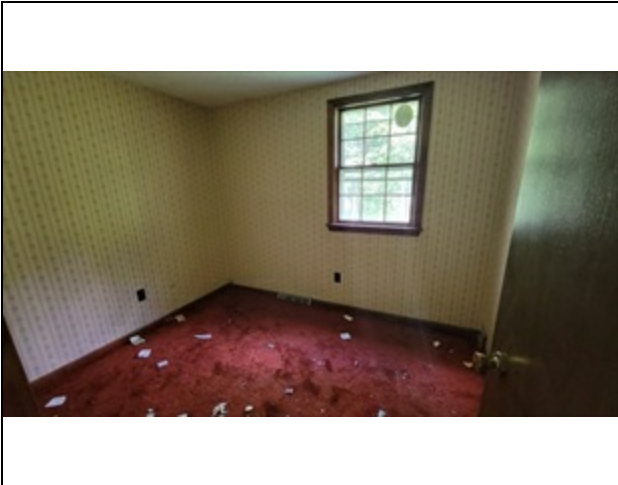
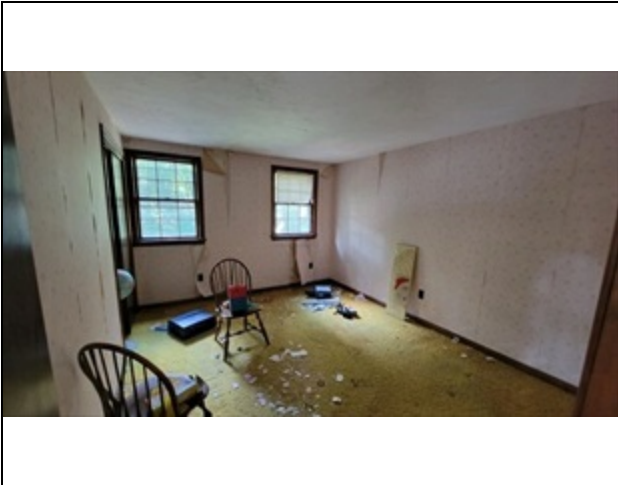
Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:





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