

Maribeth McCauley Lynch  
 Thrive Real Estate Specialists  
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MLS # 71916949 - New  
 Single Family - Detached



251 Davis Street  
 Northborough, MA 01532  
 Worcester County  
 Style: Split Entry  
 Color: Brown  
 Grade School: Proctor  
 Middle School: Melican  
 High School: Algonquin  
 Handicap Access/Features:  
 Neighborhood/Sub-Division: Northgate  
 Directions: Rt 20 or Rt 135 to Davis, this house is across from Thayer Street

List Price: \$319,900

Total Rooms: 8  
 Bedrooms: 3  
 Bathrooms: 1f 2h  
 Master Bath: Yes  
 Fireplaces: 1

#### Remarks

Park your bags, the house you have been waiting for is here. Sitting nicely on a very flat and large lot is this expanded split level home. With many recent improvements including new siding, roof, windows, composite deck, interior painting and flooring, your sure to be pleased by how much space this home has. The first floor includes a large living room with a brick fireplace, dining room with views into the kitchen, a very large family room addition with access to the gorgeous deck overlooking the expansive back yard. The kitchen has plenty of storage and is just waiting for your personal touches to make it home. The family bedrooms are all ample in size with plenty of closet space, the master has it's own half bath. The lower level is wide open, and has a half bath/laundry room conveniently located with lots of additional storage. This low maintenance home is located near the ever popular Northgate neighborhood and offers easy access to shopping and highways.

#### Property Information

Approx. Living Area: 1415 sq. ft. Approx. Acres: 0.46 (20038 sq. ft.) Garage Spaces: 1 Attached  
 Living Area Includes: Heat Zones: 1 Hot Water Baseboard, Gas Parking Spaces: 4 Off-Street  
 Living Area Source: Public Record Cool Zones: 0 None Approx. Street Frontage:  
 Living Area Disclosures: Additional square footage in above grade lower level  
 Disclosures: Seller does not live in property, being sold as part of an Estate

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Family Room:	1		Flooring - Stone/Ceramic Tile
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bedroom 3:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Laminate
Bath 2:	1		Flooring - Laminate
Bath 3:	B		Flooring - Stone/Ceramic Tile
Laundry:	B		Flooring - Stone/Ceramic Tile
Bonus Room:	B		Flooring - Wall to Wall Carpet

#### Features

Appliances: Range, Dishwasher, Microwave  
 Area Amenities: Public Transportation, Shopping, Park, Golf Course, Conservation Area, Highway Access  
 Basement: Yes Full, Partially Finished  
 Beach: No  
 Construction: Frame  
 Energy Features: Insulated Windows, Storm Windows  
 Exterior: Vinyl  
 Exterior Features: Deck - Composite  
 Flooring: Tile, Wall to Wall Carpet, Laminate  
 Foundation Size:  
 Foundation Description: Poured Concrete  
 Hot Water: Natural Gas  
 Insulation: Full  
 Lot Description: Paved Drive  
 Road Type: Public  
 Roof Material: Asphalt/Fiberglass Shingles  
 Sewer Utilities: City/Town Sewer  
 Water Utilities: City/Town Water  
 Waterfront: No

#### Other Property Info

Disclosure Declaration: No  
 Exclusions:  
 Home Own Assn: No  
 Lead Paint: Unknown  
 UFFI: Warranty Features:  
 Year Built: 1973 Source: Appraiser  
 Year Built Description: Actual  
 Year Round:  
 Short Sale w/Lndr.App Req: No  
 Lender Owned: No

#### Tax Information

Pin #:  
 Assessed: \$314,400  
 Tax: \$5259 Tax Year: 2015  
 Book: 42876 Page: 65  
 Cert:  
 Zoning Code: RES  
 Map: Block: Lot:

#### Office/Agent Information

Listing Office: Thrive Real Estate Specialists (508) 641-9323  
 Listing Agent: Maribeth McCauley Lynch (508) 641-9323  
 Team Member:  
 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 Showing Time at 888-627-2775  
 Showing: Facilitator: --  
 Special Showing Instructions:

#### Compensation

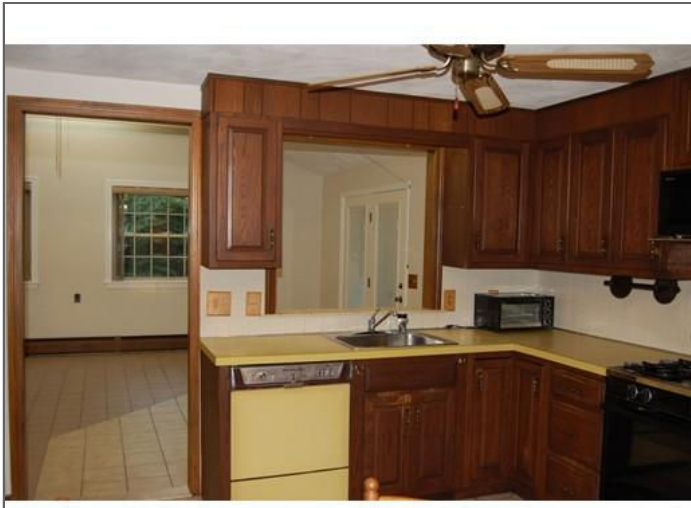
Sub-Agent: Not Offered  
 Buyer Agent: 2.5  
 Facilitator: 0  
 Compensation Based On: Net Sale Price

#### Firm Remarks

Showings start at Open House on Sunday, October 11th from 1-3

#### Market Information

Listing Date: 10/9/2015 Listing Market Time: MLS# has been on for 1 day(s)  
 Days on Market: Property has been on the market for a total of 1 day(s) Office Market Time: Office has listed this property for 1 day(s)  
 Expiration Date: Cash Paid for Upgrades:  
 Original Price: \$319,900 Seller Concessions at Closing:  
 Off Market Date:  
 Sale Date:









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