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MLS # 71917205 - New
 Single Family - Detached

280 Goodale Street
 West Boylston, MA 01583
 Worcester County
 Style: Cape, Contemporary
 Color: White
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: Lee to Goodale

List Price: \$419,900

Total Rooms: 9
 Bedrooms: 3
 Bathrooms: 2f 1h
 Master Bath: Yes
 Fireplaces: 1

Remarks

Details, details, details ... from the charming, meandering floor plan to the peg wood floors to the pineapple weathervane, this home is chockfull of details that add up to special. Two sets of folding glass doors lead to the front-to-back great room with oversized windows, vaulted ceiling, access to a deck and a fabulous bump out (perfect for a Christmas tree!). The kitchen, with tasteful cabinets and granite, overlooks a cozy, fireplaced room. The table is nestled into a sun-drenched nook with views of the beautiful yard—what a way to start each day. A 1st-floor master suite is tucked into the back of the home. A light-filled office with built-in shelves and a laundry round out the 1st floor. Upstairs are 2 ample bedrooms with great closets, plus a bonus playroom/fitness area. The yard is beautifully landscaped for minimum maintenance and maximum enjoyment.

Property Information

Approx. Living Area: 2200 sq. ft. Approx. Acres: 1.57 (68389 sq. ft.) Garage Spaces: 2 Attached
 Living Area Includes: Heat Zones: 13 Electric Baseboard Parking Spaces: 6 Off-Street
 Living Area Source: Owner Cool Zones: 2 Heat Pump, Other (See Remarks) Approx. Street Frontage:
 Living Area Disclosures: builders plans differ from public record
 Disclosures: Contingent upon Seller finding Satisfactory housing.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Exterior Access, Open Floor Plan, Sunken
Dining Room:	1		Ceiling - Cathedral, Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, French Doors, Exterior Access
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Country Kitchen, Open Floor Plan
Master Bedroom:	1		Bathroom - Full, Closet/Cabinets - Custom Built, Main Level
Bedroom 2:	2		Closet
Bedroom 3:	2		Closet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Laundry:	1		--
Office:	1		Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Window(s) - Picture
Bonus Room:	2		Skylight

Features

Appliances: Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Washer, Dryer
 Area Amenities: Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, University
 Basement: Yes Full
 Beach: No
 Construction: Frame
 Electric: 200 Amps
 Energy Features: Insulated Windows, Storm Windows
 Exterior: Vinyl, Brick
 Exterior Features: Porch, Deck, Professional Landscaping, Decorative Lighting, Garden Area
 Flooring: Wood, Tile
 Foundation Size:
 Foundation Description: Poured Concrete
 Hot Water: Electric
 Insulation: Full
 Interior Features: Cable Available, Intercom, French Doors
 Lot Description: Wooded, Paved Drive
 Road Type: Public
 Roof Material: Asphalt/Fiberglass Shingles
 Sewer Utilities: Private Sewerage - Title 5: Pass
 Utility Connections: for Gas Range
 Water Utilities: City/Town Water
 Waterfront: No

Other Property Info

Disclosure Declaration: Yes
 Exclusions: Dining room Chandelier, drapes in breakfast nook.
 Home Own Assn:
 Lead Paint: Unknown
 UFFI: Unknown Warranty Features:
 Year Built: 1985 Source: Public Record
 Year Built Description: Actual
 Year Round:
 Short Sale w/Lndr.App.Req: No
 Lender Owned: No

Tax Information

Pin #:
 Assessed: \$342,700
 Tax: \$6285 Tax Year: 2015
 Book: 8148 Page: 86
 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: Maribeth McCauley Lynch (508) 641-9323
 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 ShowingTime at 888-627-2775
 Showing: Facilitator: Call ShowingTime at 888-627-2775
 Special Showing Instructions: Accompanied Showings

Compensation

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

Firm Remarks

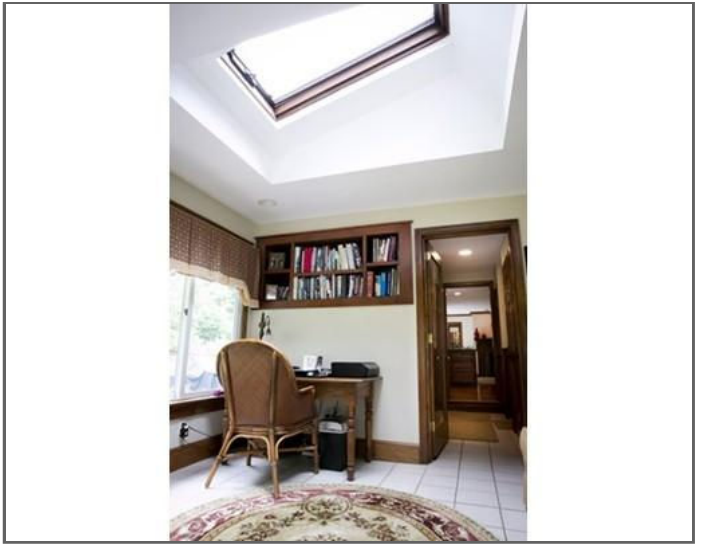
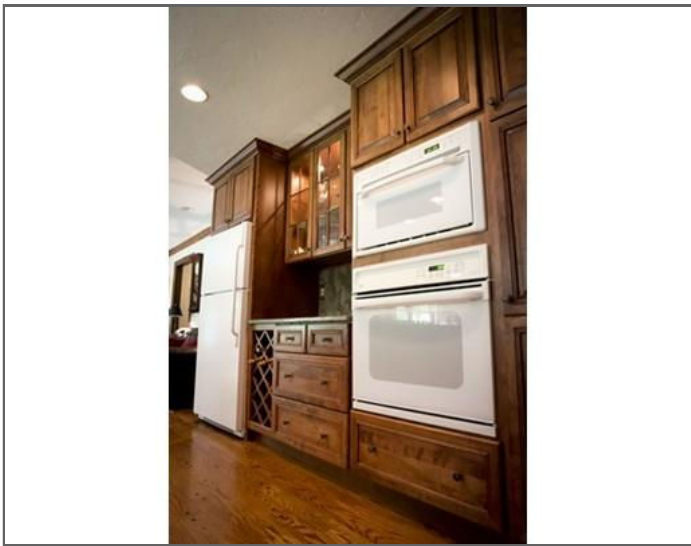
Showings start at Open House on Sunday, October 11, 2015 from 1-3.

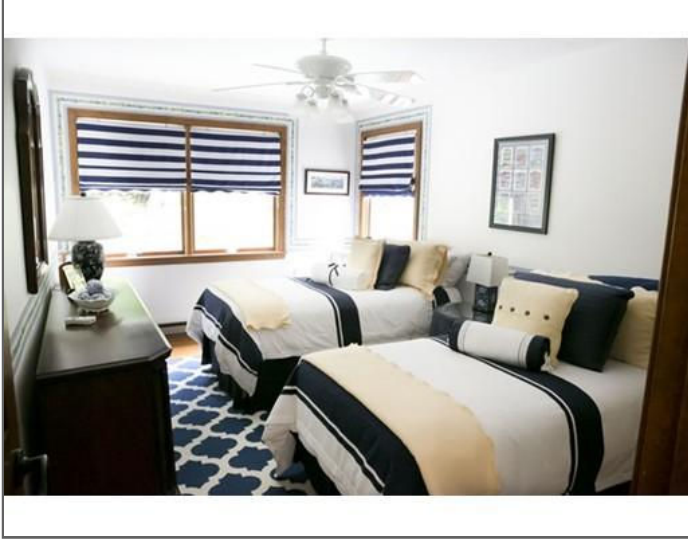
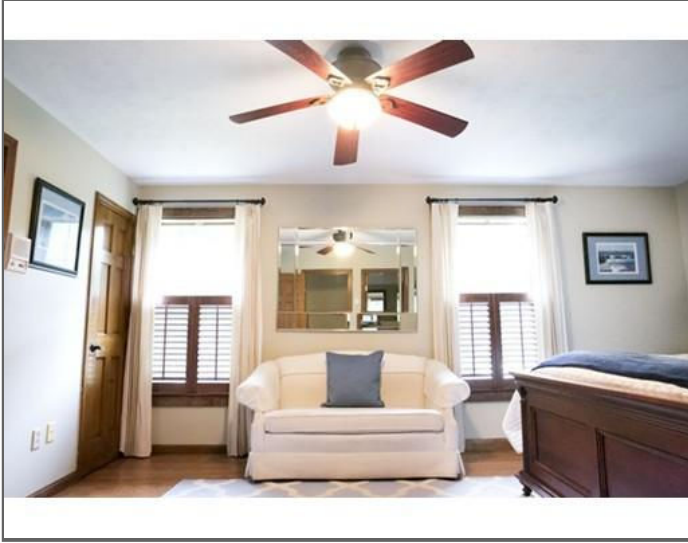
Market Information

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: \$419,900 Seller Concessions at Closing:
 Off Market Date:
 Sale Date:











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