

770 Salisbury Street - Unit 425  
 Worcester, MA 01609  
 Condo

MLS #: **71065481** Status: **Active**  
 List Price: **\$284,000**  
 List Date: **4/15/2010**  
 Area: Off Market Date:  
 Days on Market (Total): **13** Days on Market (Office): **13**

**Property Features**

Rooms: **5** Style: **Townhouse, Attached**  
 Bedrooms: **2** Type: **Condo**  
 Full Bath: **2** Apprx Acres: **25**  
 Half Bath: **1** Apprx Lot Size: **1089000 sq.ft.**  
 Master Bath: **Yes** Apprx Living Area: **1948 sq.ft. (\$145.79/sq.ft.)**  
 Fireplaces: **1** Garage: **1 --**  
 Year Built: **1987** Parking: **2 Off-Street, Common**  
 No. Units: **118** Unit Level **1** Placement: **End**  
 Association: **Yes** Fee: **\$499**  
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Sauna/Steam, Clubroom**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	24x13	Fireplace, French Doors, Main Level, Picture Window
Dining Room:	1	11x13	Picture Window
Kitchen:	1	13x12	Stone / Ceramic Tile Floor, Dining Area, Stone / Granite / Solid Countertops
Master Bedroom:	2	28x14	Full Bath, Walk-in Closet, Stone / Ceramic Tile Floor, Wall to Wall Carpet, Hot Tub / Spa, Closet
Bedroom 2:	2	12x13	Wall to Wall Carpet
Bath 1:	1		Half Bath, Stone / Ceramic Tile Floor
Bath 2:	2		Full Bath, Linen Closet, Stone / Ceramic Tile Floor, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Full Bath
Laundry:	B		--

**Features & Other Information**

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame, Brick**  
 Cooling: **Central Air**  
 Disclosures:  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood, Brick**  
 Exterior Features: **Deck, Patio**  
 Heating: **Central Heat, Forced Air, Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures:  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No --**

**Remarks**

**Stunning brick- front END unit in "Park" setting. Elegant 2 level entry foyer. Open layout. Formal dining room, granite kitchen, spacious living room with picture windows viewing the woods and french doors to private rear deck and patio. Master bedroom suite with walk in closet, linen close, whirlpool and shower, 2nd bedroom with adjacent bath. Replacement windows and french doors. Enjoy living with 25 acres of manicured land, pool, tennis, and clubhouse.**

**Tax Information**

Pin #:  
 Assessment: **\$211,300**  
 Taxes: **\$3201.2** Tax Year: **2010**  
 Book: **33494** Page: **384**  
 Cert:  
 Zoning Code: **condos**  
 Map: **55** Block: **16** Lot: **25**

**Listing Information**

Directions: **Salisbury Street , North towards Holden. Right turn into complex. Unit is across from tennis courts**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Office**  
 Showing: Facilitator: **Call List Office**  
 Special Showing Instructions: **Call office. Seller needs to be notified**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Firm Remarks: **Large living room can accommodate a dining room set. The Dining room can be made into 3rd bedroom.**  
 Listing Office: **Fine Properties, Inc. (508) 753-0820 Ext. 11**  
 Team Member: **Vincent Lanzillo (774) 253-7398**  
 Original Price: **\$284,000**  
 Sub-Agent Comp.: **Not Offered**  
 Buyer Agent Comp.: **2,5**  
 Facilitator Comp.: **2.5**  
 Entry Only: **No**  
 Listing Agent: **Jane Fine (508) 753-0820**

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