



MLS # 71083292 - Active
Condo - Garden, Mid-Rise
770 Salisbury Street - Unit 343
Worcester, MA : Assumption College 01609
Worcester County

List Price: **\$179,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/0/Yes**
Unit Placement: **Below Grade, Upper, Middle**
Grade School: **Flagg**
High School: **Doherty**
Directions: **Salisbury Street N towards Holden . Complex will be on your right**

Bedrooms: **2**
Fireplaces: **1**
Unit Level: **3**
Middle School: **Forest Grove**

Remarks

Situated on 24 manicured acres with beautiful views of the woods and open land, this charming 5 room condo features an open layout, fireplace living room, large kitchen with ceramic floors, new counter tops and new stainless appliances, 2 spacious bedrooms and laundry facilities within the unit. Enclosed balcony can be accessed by the 2 brms & Lrm. Secure building with elevator, interior garage, and storage. With a Pool, Clubhouse, and tennis courts, one will want to stay home in the summer.

Property Information

Approx. Living Area: **1255 sq. ft. (\$142.63/sq. ft.)** Approx. Acres: **24 (1045440 sq. ft.)** Garage Spaces: **1 Attached, Under, Garage Door Opener, Storage, Deeded**
Living Area Includes: Heat Zones: **1 Central Heat, Gas** Parking Spaces: **1 Off-Street**
Living Area Source: **Owner** Cool Zones: **1 Central Air** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **Salisbury West** Units in Complex: **118** Complete: **Yes** Units Owner Occupied: **118** Source: **Management**
Association: **Yes** Fee: **\$430** Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Wall to Wall Carpet, Balcony /Deck, Picture Window
Dining Room:	1		Wall to Wall Carpet
Kitchen:	1		Stone / Ceramic Tile Floor
Master Bedroom:	2		Full Bath, Wall to Wall Carpet, Balcony /Deck
Bedroom 2:	1		Wall to Wall Carpet, Balcony /Deck
Bath 1:	1		Full Bath
Bath 2:	1		Full Bath
Laundry:	1	--	--

Features

Area Amenities: **Swimming Pool, Tennis Court, Park, Medical Facility**
Appliances: **Range, Dishwasher, Refrigerator**
Association Pool: **Yes Inground**
Assoc. Security: **Intercom**
Basement: **Yes**
Beach: **No**
Construction: **Frame, Brick**
Docs in Hand: **Rules & Regs, Management Association Bylaws, Association Financial Statements**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior Features: **Enclosed Porch, Covered Patio/Deck, Handicap Access, Storage Shed**
Hot Water: **Natural Gas**
Insulation Features: **Full**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions (See Remarks)**
Sewer and Water: **City/Town Water, City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No** Warranty Available: **No**
Year Built/Converted: **1981/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$176,699**
Tax: **\$2675.49** Tax Year: **2010**
Book: **19920** Page: **44**
Cert:
Zoning Code: **condo**
Map: **55** Block: **16g** Lot: **00269**

Office/Agent Information

Listing Office: **Fine Properties, Inc.** (508) 753-0820 Ext. 11
Listing Agent: **Jane Fine** (508) 753-0820
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 List Office**
Showing: Facilitator: **Call List Office**
Special Showing Instructions: **Call office**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**
Lender Owned: **No**
Short Sale With Lender Approval Required: **No**

Market Information

Listing Date: **5/18/2010**
Days on Market: Property has been on the market for a total of **433** day(s)
Expiration Date:
Original Price: **\$284,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **66** day(s)
Office Market Time: Office has listed this property for **66** day(s)