

Fine Properties, Inc.
67 Millbrook Street
Worcester, MA 01606
508 753-0820, 508 753-1583



MLS # 70976115 - Price Changed
Single Family - Detached

33 W Sutton Rd
Sutton, MA 01590-1339
Worcester County

List Price: \$425,000

Style: Colonial
Total Rooms: 6
Full/Half/Master Baths: 1/1/No
Grade School:
High School:
Directions: Rt 146 exit 8- W.Main Millbury. R on w main-becomes Singletary Rd-becomes Sutton Rd- on left

Color: grey
Bedrooms: 3
Fireplaces: 1
Middle School:

Remarks

Waterfront Property on Lake Singletary. Enjoy the breath taking views,magnificent sunsets,and peacefulness on a 350 Acre Lake. This well maintained 6 room home features 3 bedroom, 2 baths, rear porch overlooking the water,fireplace living room with wood pellet stove, gleaming hardwoods and granite kitchen. The 2nd floor was completely rebuilt and enlarged 2 years ago and the first floor renovated in 1999. Private Dock and beach

Property Information

Approx. Living Area: 2184 sq. ft.
Living Area Includes:
Living Area Source: Owner
Living Area Disclosures:

Approx. Acres: 0.33 (14375 sq. ft.)
Heat Zones: 4 Central Heat, Hot Water Baseboard, Oil, Wood, Other (See Remarks)
Cool Zones: 0 None

Garage Spaces: 1 Detached
Parking Spaces: 4 Off-Street
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	24x12	Fireplace, Wood/Coal Stove, Ceiling Fans, Hard Wood Floor, Dining Area, Balcony/Deck
Dining Room:	1	24x12	Ceiling Fans, Hard Wood Floor
Kitchen:	1		Hard Wood Floor
Master Bedroom:	2	24x12	Ceiling Fans
Bedroom 2:	2	26x14	Cathedral Ceils
Bedroom 3:	1	16x12	--
Bath 1:	1	8x8	--
Bath 2:	2	24x12	--
Laundry:	2		--
Den:			--

Features

Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer
Area Amenities: Other (See Remarks)
Basement: Yes Full, Walk Out, Sump Pump, Concrete Floor
Beach: Yes Lake/Pond
Beach Ownership: Private, Deeded Rights
Beach - Miles to: 0 to 1/10 Mile
Construction: Frame
Electric: Circuit Breakers, 200 Amps
Energy Features: Insulated Windows, Storm Windows
Exterior: Vinyl
Exterior Features: Porch, Deck, Handicap Access, Gutters, Screens
Flooring: Wood, Tile, Vinyl, Laminate
Foundation Size: 40x24+
Foundation Description: Fieldstone
Hot Water: Oil
Insulation: Full, Fiberglass
Interior Features: Cable Available, Other (See Remarks)
Lot Description: Other (See Remarks)
Road Type: Public, Paved
Roof Material: Asphalt/Fiberglass Shingles
Sewer and Water: Private Sewerage
Utility Connections: for Electric Range, for Electric Dryer
Waterfront: Yes Lake, Frontage, Access

Other Property Info

Adult Community: No
Disclosure Declaration: Yes
Disclosures:
Exclusions:
Home Own Assn: No
Lead Paint: Unknown
UFFI: No Warranty Available: No
Year Built: 1940 Source: Public Record
Year Built Description: Actual
Year Round: Yes

Tax Information

Pin #: M:0008 P:28
Assessed: \$370,900
Tax: \$4285.33 Tax Year: 2009
Book: 8439 Page: 72
Cert:
Zoning Code: res
Map: 8 Block: Lot: 79& 28

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 listing office

Compensation

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

Firm Remarks

House sits on 2 lots. Can subdivide since 1 lot is grandfathered as buildable

Market Information

Listing Date: 9/16/2009
Days on Market: Property has been on the market for a total of 15 day(s)
Expiration Date:
Original Price: \$479,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 15 day(s)
Office Market Time: Office has listed this property for 15 day(s)