

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



MLS # 70964140 - Active
Single Family - Detached

6 FYRBECK AVE
Shrewsbury, MA 01545

Worcester County

Style: Cottage, Bungalow

Total Rooms: 8

Full/Half/Master Baths: 1/1/Yes

Grade School: COOLIDGE

High School: SHREWSBURY HIGH

Neighborhood/Sub-Division:

Directions: ROUTE 9 TO NORTH QUINSIGAMOND TO FYRBECK

List Price: \$215,900

Color: YELLOW

Bedrooms: 3

Fireplaces: 0

Middle School:

Remarks

NOT A SHORT SALE OR FORECLOSURE--EASY LIVING IN THIS BRIGHT WELL MAINTAINED HOME IN SHREWSBURY- WITH SOME NEW WINDOWS, HARDWOODS, UPDATES IN THE KITCHEN, VERY PRIVATE LEVEL FENCED IN LOT WITH MANY FLOWERING PLANTS AND TREES. DRIVEWAY MAY BE EXPANDED TO ALLOW MORE OFF STREET PARKING. GREAT COMMUTER LOCATION ON LOW TRAFFIC STREET. 2 MINUTES FROM ROUTE 9 OFF NORTH QUINSIGAMOND AVE. NOT A DRIVE-BY, MUST SEE INSIDE TO APPRECIATE.

Property Information

Approx. Living Area: 1136 sq. ft.

Living Area Includes:

Living Area Source: Public Record

Living Area Disclosures:

Approx. Acres: 0.17 (7525 sq. ft.)

Heat Zones: 1 HW Radiators, Oil

Cool Zones: 0 Window AC

Garage Spaces: 1 Detached

Parking Spaces: 4 Off-Street, Tandem

Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12x20	--
Family Room:	1	9x12	--
Kitchen:	1	9x20	Dining Area
Master Bedroom:	1	9x18	Half Bath, Wall to Wall Carpet
Bedroom 2:	1	8x16	Hard Wood Floor
Bedroom 3:	1	8x9	Hard Wood Floor
Bath 1:	1	5x5	--
Bath 2:	1	3x5	--
Laundry:	B	--	--

Features

Appliances: Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Laundromat

Basement: Yes Crawl, Bulkhead, Concrete Floor

Beach: Yes

Beach - Miles to: 1/2 to 1 Mile

Construction: Frame

Electric: 110 Volts, Fuses

Energy Features: Insulated Windows

Exterior: Vinyl

Exterior Features: Porch, Deck, Patio, Covered Patio/Deck, Prof. Landscape, Screens, Fenced Yard

Flooring: Wood, Tile, Laminate

Foundation Size: 22X50

Foundation Description: Poured Concrete, Concrete Block

Hot Water: Oil

Interior Features: Cable Available

Lot Description: Paved Drive

Road Type: Private, Publicly Maint.

Roof Material: Asphalt/Fiberglass Shingles

Sewer and Water: City/Town Water, City/Town Sewer

Terms: Contract for Deed

Waterfront: No

Other Property Info

Adult Community: No

Disclosure Declaration: Yes

Disclosures:

Exclusions: SOLID WOOD PATIO - LAWN FURNITURE IS NEGOTIABLE

Home Own Assn: No

Lead Paint: Unknown

UFFI: Unknown Warranty Available: No

Year Built: 1927 Source: Public Record

Year Built Description: Actual

Year Round: Yes

Tax Information

Pin #:

Assessed: \$213,900

Tax: \$2070.55 Tax Year: 2009

Book: 24453 Page: 194

Cert:

Zoning Code: E

Map: Block: Lot:

Office/Agent Information

Listing Office: Fine Properties, Inc. (508) 753-0820 Ext. 11

Listing Agent: Jane Fine (508) 753-0820

Team Member: Vincent Lanzillo (774) 253-7398

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, Call List Agent, Lock Box, Accompanied Showings

Showing: Facilitator: Call List Office, Call List Agent, Lock Box, Accompanied Showings

Special Showing Instructions: 24 hour or Reasonable Notice - PLEASE CALL TEAM MEMBER

Firm Remarks

PLEASE CALL TEAM MEMBER FOR ALL SHOWINGS 774-253-7398 24 HR NOTICE

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2.5

Facilitator: 0

Lender Owned: No

Short Sale With Lender Approval Required: No

Market Information

Listing Date: 8/21/2009

Days on Market: Property has been on the market for a total of 46 day(s)

Expiration Date:

Original Price: \$222,900

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 46 day(s)

Office Market Time: Office has listed this property for 46 day(s)