



**MLS # 71758574 - Active
Condo - Half-Duplex, Attached**

**210 South Quinsigamond - Unit 1
Shrewsbury, MA 01545**

List Price: **\$395,000**

Worcester County

Unit Placement: **Street, Front**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Outdoor Space Avail: **Yes - Common**

Handicap Access/Features:

Directions: **Rt 9 - South Quinsigamond**

Remarks

Sunset Landing on Lake Quinsigamond*Shrewsbury's Newest Waterfront Development complemented by Renowned Quality*Four finished levels*Impressively Outfitted Cabinet-Packed Kitchen with Granite counters*Sun-drenched Kitchen/Living and Dining*1st floor 9' Ceilings*Master Suite with oversized walk-in closet*Glamorous Master Bath*2nd flr Laundry*3 Bedrooms*Finished walk-out Lower Level with additional full bath*This unit includes a boat dock*Relax and enjoy the sunsets of Lake Quinsigamond* Amazing Value for today's Opportunity-Driven Market*Under construction still time to choose cabinets, tile, paint, and kitchen!

Property Information

Approx. Living Area: **1950 sq. ft. (\$202.56/sq. ft.)** Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **2 Forced Air, Gas**

Parking Spaces: **2 Off-Street, Paved Driveway**

Living Area Source: **Measured**

Cool Zones: **2 Central Air**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures: **All room sizes and measurements are approximate. Pictures are of our model unit but similar to that of unit 1.**

Complex & Association Information

Complex Name: **Sunset Landing**

Units in Complex: **8** Complete: Units Owner Occupied: Source:

Association: **Yes** Fee: **\$250 Monthly**

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	21x22	Fireplace, Flooring - Hardwood, Recessed Lighting
Family Room:	B	14x18	Bathroom - Full, Closet, Flooring - Laminate, Cable Hookup, Exterior Access, Recessed Lighting
Kitchen:	1	14x8	Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting
Master Bedroom:	2	15x13	Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13x10	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	3	16x15	Flooring - Wall to Wall Carpet
Laundry:	2	--	--

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, Public School**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

Association Pool: **No**

Basement: **Yes , Full, Finished, Interior Access**

Beach: **Yes Bay, Lake/Pond**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

Electric Features: **200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Deck, Screens**

Flooring: **Wall to Wall Carpet, Hardwood**

Hot Water: **Natural Gas, Tank**

Insulation Features: **Full**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2014/**

Year Built Source: **Owner**

Year Built Desc: **Actual, Under Construction**

Year Round: **Yes**

Short Sale w/Lndr.App.Reg: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **00**


Book: **0** Page: **0**

Cert:

Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No, --**

Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Andrew J. Abu Inc., REALTORS®**  (508) 836-3333

Listing Agent: **Mark Peris**  (508) 523-6239

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/Dual Rate Comm.**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Appointment Required**,  [Call MAPASS](#) at 508-389-1780

Showing: Facilitator: **Appointment Required**,  [Call MAPASS](#) at 508-389-1780

Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1.0**

Compensation Based On: **Net Sale Price**

Firm Remarks

Floor plan and specs are attached to this listing; Commission on base price;

Market Information

Listing Date: **10/17/2014**

Days on Market: Property has been on the market for a total of **48** day(s)

Expiration Date:

Original Price: **\$395,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **48** day(s)

Office Market Time: Office has listed this property for **48** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:





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