



**MLS # 71277569 - Active
Single Family - Detached**

**23 School Street
Southbridge, MA 01550
Worcester County**

List Price: **\$129,900**

Style: **Colonial**
Color: **white**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **South Street to School Street**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath:
Fireplaces: **1**

Remarks

Open House 3/11/12 2-4:All updated on first floor with paint, new carpets, newer full bath.Brand new sheet rock and paint upstairs bedroom walls and ceiling Big open kitchen with washer and dryer hookup and dining area. Family room has new built in shelves/desk area. Bedroom/living on first floor has fireplace opening for wood/pellet stove. Large 1st floor bath with corian sink, full bath.2nd fl fb .Big yard perfect for garden/playing ?poolExtra large garage with storage and workshop

Property Information

Approx. Living Area: **1365 sq. ft.** Approx. Acres: **0.41 (17859 sq. ft.)** Garage Spaces: **2 Detached, Work Area**
Living Area Includes: Heat Zones: **Hot Water Baseboard** Parking Spaces: **2 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage: **260 ft**
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Bedroom 3:	1	--	--
Bath 1:	1	--	--
Bath 2:	2	--	--
Laundry:	1	--	--

Features

Appliances: **Range**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Full**
Beach: **No**
Electric: **Circuit Breakers**
Exterior Features: **Porch - Enclosed, Gutters, Storage Shed, Screens**
Flooring: **Wood, Tile, Wall to Wall Carpet, Laminate**
Foundation Size: **irr**
Foundation Description: **Fieldstone, Brick**
Lot Description: **Corner, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilites: **City/Town Sewer**
Water Utilites: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **no closet 1st fl. br.if use upstairs.-**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1900** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$131,800**
Tax: **\$2259** Tax Year: **2011**
Book: **38366** Page: **174**
Cert:
Zoning Code: **2fam**
Map: **0049** Block: **064** Lot: **00001**

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Melissa Hilli(508) 423-4715



**MLS # 71313382 - Active
Single Family - Detached**

**620 Ashland Ave
Southbridge, MA 01550-3107
Worcester County**
Style: **Farmhouse**
Color: **white**
Grade School: **public/private**
Middle School: **public/private**
High School: **Southbridge HS**
Handicap Access/Features: **No**
Directions: **Heading east on Main St. to Ashland Ave., house on the right**

List Price: **\$133,900**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Remarks

OPEN HOUSE SUNDAY, 3/4/12, 12:00 - 2:00. This lovely farm house sits on an acre of level land with plenty of off-street parking, washer & dryer hook ups in kitchen, some updates, updated bathroom, very spacious rooms, newer roof & furnace, some replacement windows. This is NOT a fixer upper, home in very good condition. Must see!

Property Information

Approx. Living Area: **1552 sq. ft.** Approx. Acres: **1 (43560 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Central Heat, Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Laminate, Cable Hookup
Dining Room:	1		Flooring - Vinyl
Kitchen:	1		Flooring - Vinyl, Dryer Hookup - Electric, Exterior Access, Washer Hookup
Master Bedroom:	1		Closet - Walk-in, Main Level
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level
Laundry:	1		Main Level, Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Full, Interior Access, Bulkhead, Dirt Floor**
Beach: **No**
Construction: **Frame**
Electric: **Fuses**
Exterior: **Vinyl**
Exterior Features: **Porch, Storage Shed, Screens**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Laminate**
Foundation Size: **30x16, 30x24**
Foundation Description: **Fieldstone**
Interior Features: **Cable Available**
Lot Description: **Cleared, Level**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Terms: **Estate Sale**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No , --**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **This is an estate, property must be sold.**
Exclusions:
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1858** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0085 B:0006 L:00001**
Assessed: **\$147,800**
Tax: **\$2533** Tax Year: **2011**
Book: **12450** Page: **351**
Cert:
Zoning Code: **1010**
Map: **0085** Block: **0006** Lot: **0001**

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Deborah Thomo(774) 200-8042



**MLS # 71343016 - Active
Single Family - Detached**

**119 Dudley River Rd
Southbridge, MA 01550-2903
Worcester County**

Style: **Ranch**
Color: **Gold**
Grade School:
Middle School:
High School:
Handicap Access/Features:

List Price: **\$149,900**

Total Rooms: **5**
Bedrooms: **1**
Bathrooms: **2f 0h**
Master Bath: **No**
Fireplaces: **1**

Directions: **Rt 131 toward Dudley, after Big Y Plaza, take left, then right onto Dudley River Rd, on left.**

Remarks

Are you looking for a country setting close to town? Here is your house. Beautiful floor to ceiling fireplace in lower level. Lower level could be used as familyroom or SUPER master bedroom suite. Kitchen has lots of cabinet space and a storage closet. Formal dining room open to kitchen. Bedroom has custom built in drawers..Huge walk in closet. Bright and Sunny. Great house. Pristine. New electrical service. Recent Furnace & hot water. Come take a look! 1.7 acres of park like yard!

Property Information

Approx. Living Area: **1472 sq. ft.**

Approx. Acres: **1.7 (74052 sq. ft.)**

Garage Spaces: **1 Under**

Living Area Includes: **Finished Basement**

Heat Zones: **4 Hot Water Baseboard, Oil**

Parking Spaces: **6 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **500**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Family Room:	B	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bath 1:	1	--	--
Bath 2:	B	--	--

Features

Appliances: **Range, Refrigerator**
Area Amenities: **Walk/Jog Trails, Golf Course, Medical Facility, House of Worship, Private School, Public School**
Basement: **Yes Full, Partially Finished, Walk Out, Garage Access, Concrete Floor**
Beach: **No**
Construction: **Frame, Brick**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Brick**
Exterior Features: **Screens**
Flooring: **Vinyl, Wall to Wall Carpet**
Foundation Size: **27x36**
Foundation Description: **Concrete Block**
Hot Water: **Separate Booster**
Insulation: **Unknown**
Lot Description: **Paved Drive**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Oven**
Water Utilities: **Private Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1963** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0059 B:0002 L:00001**
Assessed: **\$158,400**
Tax: **\$2715** Tax Year: **2011**
Book: **14884** Page: **83**
Cert:
Zoning Code: **sf**
Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155

Agent: Robin Giguere(774) 230-3208



MLS # 71336591 - Active
Single Family - Detached

21 Orchard Street
Southbridge, MA 01550
Worcester County

Style: Colonial

Color: white

Grade School:

Middle School:

High School:

Handicap Access/Features:

Directions: South Street to Orchard Street

List Price: \$167,500

Total Rooms: 10

Bedrooms: 5

Bathrooms: 2f 0h

Master Bath: No

Fireplaces: 2

Remarks

OPEN HOUSE 3/11/12 NOON-2:00 *Make Southbridge Home* Approximately 1500 sf on each floor.(with work 2 fam possible?) Near Hospital - Great for office Location - Location - Character and Charm. 3 yr young furnace.Circuit Breakers. 2 BA - Hardwoods- Additional space on 3rd floor. Open air wrap around porch leads into screened-in porch.Very large BRs.. Many built ins. Second Floor Open Balcony. 1st Floor laundry. Tin ceilings. Nice yard wooded with a lots of privacy. Two car garage and Shed

Property Information

Approx. Living Area: 3126 sq. ft.

Approx. Acres: 0.48 (20908 sq. ft.)

Garage Spaces: 2 Detached

Living Area Includes:

Heat Zones: Hot Water Baseboard, Hot Water Radiators

Parking Spaces: 4 Off-Street, Paved Driveway

Living Area Source: Public Record

Cool Zones: None

Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet, Flooring - Hardwood
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Ceiling Fan(s), Closet/Cabinets - Custom Built, Pantry, Kitchen Island
Master Bedroom:	2		--
Bedroom 2:	2		--
Bedroom 3:	2		--
Bedroom 4:	2		--
Bedroom 5:	1		--
Bath 1:	1		Bathroom - Full
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Main Level

Features

Appliances: Range

Area Amenities: Golf Course, Medical Facility, Private School, Public School

Basement: Yes Full

Beach: No

Construction: Frame

Electric: Circuit Breakers

Exterior: Aluminum

Exterior Features: Porch, Porch - Enclosed, Porch - Screened, Deck - Roof

Flooring: Wood, Tile, Vinyl, Wall to Wall Carpet, Hardwood

Foundation Size: 44x33

Foundation Description: Other (See Remarks)

Interior Features: Security System, Walk-up Attic, French Doors

Lot Description: Paved Drive, Other (See Remarks)

Road Type: Public, Sidewalk

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Waterfront: No

Water View: No, --

Other Property Info

Adult Community: No

Disclosure Declaration: Yes

Disclosures: Even if you saw this house before - come see again, carpets up - some painting done - cleaned up

Exclusions:

Home Own Assn: No

Lead Paint: Unknown

UFFI: Unknown Warranty Features: No

Year Built: 1880 Source: Public Record

Year Built Description: Actual

Year Round: Yes

Short Sale w/Lndr.App Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$224,000

Tax: \$224000 Tax Year: 2011

Book: 4867 Page: 68

Cert:

Zoning Code: 2fam

Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155

Agent: Melissa Hilli(508) 423-4715



**MLS # 71324100 - Active
Single Family - Detached**

**Lot C Durfee St
Southbridge, MA 01550
Worcester County**

Style: **Contemporary, Ranch**
Color: **You Choose**
Grade School:
Middle School:
High School:
Handicap Access/Features:

List Price: **\$178,900**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Directions: **Main to West to Dennison Dr, at church go left and straight onto Durfee St, go to end. lot on left**

Remarks

Looking for NEW! Beautiful Contemporary w/ Farmer's Porch! OPEN CONCEPT livingroom, diningroom & kitchen w/ soaring cathedral ceilings-adds so much light & space! Level lot located in newer subdivision-dead end st.1 car gar. W/D in bathroom- sliders from dining area to 10x10 deck overlooking woods. Well known builder! Easy to work with. Right now the Buyers will have choice of colors, counters, cabinets, flooring, style of house-maybe different price-until foundation is poured.

Property Information

Approx. Living Area: **1044 sq. ft.**
Living Area Includes:
Living Area Source: **Owner**
Living Area Disclosures:

Approx. Acres: **0.78 (34079 sq. ft.)**
Heat Zones: **Hot Water Baseboard, Oil**
Cool Zones: **None**

Garage Spaces: **2 Under**
Parking Spaces: **2 Off-Street**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral
Dining Room:	1		Ceiling - Cathedral
Kitchen:	1		Ceiling - Cathedral
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Bedroom 3:	1	--	--
Bath 1:	1	--	--
Laundry:	1	--	--

Features

Appliances: **Dishwasher**
Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Medical Facility, House of Worship, Private School, Public School**
Basement: **Yes Full, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size: **22 x 40,6 x 14**
Foundation Description: **Poured Concrete**
Hot Water: **Tankless**
Insulation: **Full**
Lot Description: **Wooded, Cleared**
Road Type: **Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **Picture is SIMILAR-house not up yet.**
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **No** Warranty Features: **Yes**
Year Built: **2012** Source: **Builder**
Year Built Description: **To Be Built**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2011**
Book: **00** Page: **00**
Cert:
Zoning Code: **sf**
Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Brenda Ryan(774) 230-0590



**MLS # 71272892 - Active
Single Family - Detached**

**187 Mill St
Southbridge, MA 01550-1261
Worcester County**

List Price: **\$179,900**

Style: **Colonial**
Color: **tan**
Grade School:
Middle School: **Wells Jr. HS**
High School: **Southbridge HS**
Handicap Access/Features:
Directions: **Main to Pleasant St, right on River St, veer left on Mill St., around bend on left.**

Total Rooms: **6**
Bedrooms: **4**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **1**

Remarks

Who knew there was a "castle" in Southbridge!!! Circa 1870 Stone Colonial! Antique Lovers! Must see all the original features including windows, wallpaper, floors. A stately front entrance. Livingroom with exterior round walls and fireplace. Wide pine floors. The property is a tucked away delight with a very private yard & a barn. House is in need of restoration. Owner did not want to ruin the original features & devalue the property. You can occupy while restoring. Must see. Architectural Wonder.

Property Information

Approx. Living Area: **2064 sq. ft.** Approx. Acres: **0.47 (20418 sq. ft.)** Garage Spaces: **1 --**
Living Area Includes: Heat Zones: **2 Central Heat, Hot Water Baseboard** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood
Kitchen:	1		Dining Area
Master Bedroom:	2		Flooring - Wood
Bedroom 2:	1		Flooring - Wood
Bedroom 3:	2		Flooring - Wood
Bedroom 4:	2		Flooring - Wood
Bath 1:	2		Balcony / Deck
Laundry:	B		--

Features

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**
Area Amenities: **Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, House of Worship, Private School, Public School**
Basement: **Yes Full, Bulkhead**
Beach: **No**
Construction: **Stone/Concrete**
Electric: **Circuit Breakers**
Exterior: **Stone**
Exterior Features: **Balcony, Barn/Stable**
Flooring: **Pine**
Foundation Size: **22x39 9x25**
Foundation Description: **Fieldstone**
Hot Water: **Separate Booster**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Sloping**
Road Type: **Public, Publicly Maint.**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1870** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0031 B:0078 L:00001**
Assessed: **\$151,600**
Tax: **\$2598** Tax Year: **2011**
Book: **4179** Page: **311**
Cert:
Zoning Code: **1010**
Map: **0031** Block: **0078** Lot: **00001**

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Deborah Thomo(774) 200-8042



**MLS # 71309391 - Active
Single Family - Detached**

**Lot 13 Hilltop Drive
Southbridge, MA 01550
Worcester County**
Style: **Contemporary, Ranch**
Color: **tbd**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Lebanon**

List Price: **\$214,900**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath: **Yes**
Fireplaces: **0**

Remarks

Contemporary split with cathedral ceilings and open floor plan to new Construction in fabulous cul de sac neighborhood. Great, reputable builder that is easy to work with. Only a few lots left. Pick your lot, pick your style, pick your colors and flooring. Make it your dream home. Constructed with top energy efficient practices. 2 Car garage, master BR and bath, large open living room, hot water baseboard heating, full basement for future finishing 120 day close.

Property Information

Approx. Living Area: **1232 sq. ft.** Approx. Acres: **0.52 (22500 sq. ft.)** Garage Spaces: **2 Under**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Oil** Parking Spaces: **4 Off-Street**
Living Area Source: **Owner** Cool Zones: **None** Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Bedroom 3:	1	--	--
Bath 1:	1	--	--
Bath 2:	1	--	--

Features

Appliances: **Dishwasher, Disposal**
Area Amenities: **Shopping, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Private School, Public School, University**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood**
Foundation Size: **28X44**
Foundation Description: **Poured Concrete**
Hot Water: **Tankless**
Insulation: **Full, Fiberglass**
Lot Description: **Wooded**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No , --**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **No** Warranty Features:
Year Built: **2011** Source:
Builder
Year Built Description: **To Be Built**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$1**
Tax: **\$1** Tax Year: **2011**
Book: **1** Page: **1**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Melissa Hilli(508) 423-4715

**MLS # 71340120 - Active
Single Family - Detached**



**21 Wildberry Lane
Southbridge, MA 01550
Worcester County**

List Price: **\$228,900**

Style: **Ranch**

Total Rooms: **6**

Color: **Tan**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **0**

Handicap Access/Features:

Neighborhood/Sub-Division: **Pleasant Hill Estates**

Directions: **Main Street > Pleasant Street > Highfield Drive > Wildberry Lane**

Remarks

WELCOME HOME!! Beautiful Pleasant Hill Estates is a 55+ community. This quality built home has all the EXTRAS! Ceramic tile in kit. & baths, gorgeous bamboo flooring thru out main living area, granite countertops, master w/walk-in closet & full bath w/sep shower & tub, mudroom w/washer-dryer hook-ups, & huge finishable basement w/sliders to back. You will love the view from the back deck, 2 car gar w/opener, and open floor plan! Buy this home or have one built!

Property Information

Approx. Living Area: **1400 sq. ft.** Approx. Acres: **0.39 (16935 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**
Living Area Includes: Heat Zones: **Forced Air, Propane** Parking Spaces: **2 Off-Street, Paved Driveway**
Living Area Source: **Owner** Cool Zones: **Central Air** Approx. Street Frontage:
Living Area Disclosures: **Basement is ready to be finished for extra Sq.Ft.!**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Open Floor Plan
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Cable Hookup
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Medical Facility**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters**
Flooring: **Tile, Bamboo**
Foundation Size: **00000**
Foundation Description: **Poured Concrete**
Hot Water: **Propane Gas**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved, Cul-De-Sac, Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2011** Source: **Builder**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **00**
Book: **0** Page: **0**
Cert:
Zoning Code: **1010**
Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Mary Jo Demick(508) 764-7344



**MLS # 71209645 - Active
Single Family - Detached**

**414 Lebanon Hill Rd
Southbridge, MA 01550-3910
Worcester County**

List Price: **\$229,900**

Style: **Colonial**

Total Rooms: **6**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Handicap Access/Features:

Directions: **Main - Elm - turns into Lebanon- top of first hill past Alpine Drive on the right**

Remarks

This is an amazing home with amazing views of the changing seasons. Set privately back from the road this home has the comfort, warmth, elegance & coziness you want in a home. Step right into Pottery Barn! Entertaining is easy w/this open floor plan! Hardwood floors, gas fireplace w/italian tile, upgraded oversized kitchen w/ italian tile backsplash.1st Floor laundry.Glass doors from kitchen to deck w/ retractable awning.Oversized master br. with walk in closet, bath & walk up attic.

Property Information

Approx. Living Area: 1820 sq. ft.	Approx. Acres: 1.36 (59242 sq. ft.)	Garage Spaces: 2 Attached, Under, Garage Door Opener
Living Area Includes:	Heat Zones: 2 Forced Air, Oil	Parking Spaces: 2 Paved Driveway
Living Area Source: Public Record	Cool Zones: Central Air	Approx. Street Frontage:
Living Area Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Bathroom - Half

Features

Appliances: **Range, Dishwasher, Refrigerator**
 Area Amenities: **Walk/Jog Trails, Stables, Golf Course, Medical Facility, Private School, Public School, University**
 Basement: **Yes Full, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Gutters**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size: **irr**
 Foundation Description: **Poured Concrete**
 Lot Description: **Wooded, Paved Drive, Scenic View(s)**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **Easy to show**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: **No** Warranty Features: **No**
 Year Built: **2002** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:0107 B:0002C L:00001**
 Assessed: **\$204,200**
 Tax: **\$3500** Tax Year: **2011**
 Book: **26900** Page: **249**
 Cert:
 Zoning Code: **sf**
 Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Melissa Hilli(508) 423-4715



**MLS # 71340877 - Active
Condo - Other (See Remarks)**

**325 Ashland Avenue - Unit #8
Southbridge, MA 01550
Worcester County**

List Price: **\$47,000**

Unit Placement: **Ground**

Total Rooms: **3**

Unit Level: **1**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail:

Handicap Access/Features:**Yes**

Directions: **Main Street to Route 131 - Asland Avenue - on the left across from Tillyer Avenue**

Remarks

This is a great 1st floor unit. No stairs. Refrigerator and stove are new(less than 2 years old). The heating system and thermostat in the living room are new (less than 3 years old). New Hot Water Heater. New Toilet. Very economical. Safe and secure. Priced below assessment! Plenty of parking available.

Property Information

Approx. Living Area: **593 sq. ft. (\$79.26/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **3 Electric Baseboard, Electric**

Parking Spaces: **0 Common**

Living Area Source: **Field Card**

Cool Zones: **1 Wall AC**

Levels in Unit: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Red Stone**

Units in Complex: **24 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$184.69**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Family Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--

Features

Area Amenities: **Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, Private School, Public School, University**

Appliances: **Range, Refrigerator**

Basement: **No, --**

Beach: **No**

Electric Features: **Circuit Breakers**

Pets Allowed: **Yes w/ Restrictions**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**

Disclosures: **Hot water heated rented.**

Elevator: **No**

Exclusions:

Lead Paint: **None**

UFFI: **Unknown** Warranty

Features:

Year Built/Converted: **1970/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Short Sale w/Lndr.App Req: **Yes**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$50,300**

Tax: **\$896.84** Tax Year: **2012**

Book: **35008** Page: **282**

Cert:

Zoning Code: **1020**

Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155

Agent: Melissa Hilli(508) 423-4715



MLS # 71291656 - Active
Multi Family - 2 Family - 2 Units Up/Down

21 Overland St
Southbridge, MA 01550-2731
Worcester County

List Price: **\$119,900**

Color: **white**
Total Floors: **2**
Total Units: **2**
Total Rent: **\$0**
Grade School:
Middle School: **Wells Jr. High**
High School: **Southbridge HS**

Total Rooms: **11**
Total Bedrooms: **5**
Total Bathrooms: **2f 0h**
Total Fireplaces: **0**

Directions: **Heading west on east Main St. before rotary take left on Morris St. Right on Overland St.**

Remarks

CHEAP! FABULOUS PRICE! 2nd floor rent will cover mortgage! Call for details! First floor has 3 bedrooms! Newer Porches Plus handicapped accessible! 1st floor more updated! Newer handicap shower! Wood floors. Newer FHA furnace. 2nd floor needs major cosmetics & owner installing electric heat & getting plumbing all up & working. Off street parking & private yard, new circuit breaker panel, separate meter for landlord. OWNER WANTS THIS SOLD! MUST BE SOLD. BONUS!!! Not a short sale or foreclosure!

Property Information

Approx. Living Area: **2144 sq. ft.** Approx. Acres: **0.24 (10290 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **1/0** Parking Spaces: **4** Off-Street
Living Area Source: **Public Record** Heat/Cool Units: **1/0** Approx. Street Frontage:
Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$18600
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$18600
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1
Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
Rooms: **Living Room, Kitchen**
Interior Features: **Handicapped Equipped, Pantry, Hardwood Floors**
Heating: **Forced Air, Gas**
Rent Includes: **Water**

Unit #2
Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
Rooms: **Living Room, Kitchen**
Interior Features: **Pantry, Hardwood Floors**
Heating: **Electric**

Features

Area Amenities: **Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, House of Worship, Private School, Public School**
Basement: **Yes Full, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Aluminum**
Exterior Features: **Porch, Porch - Enclosed, Handicap Access, Gutters**
Flooring: **Wood**
Foundation Size: **54x24**
Foundation Description: **Concrete Block, Fieldstone**
Hot Water: **Natural Gas**
Lot Description: **Corner, Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes, --**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **2nd unit has not been lived in for aprox 40 years. Market rents.**
Exclusions:
Lead Paint: **Yes**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1940** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0046 B:0200 L:00001**
Assessed: **\$141,400**
Tax: **\$2423.6** Tax Year: **2011**
Book: **3443** Page: **384**
Cert:
Zoning Code: **1040**
Map: **0046** Block: **0200** Lot: **00001**

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Deborah Thomo(774) 200-8042



MLS # 71328762 - Active
Multi Family - 2 Family - 2 Units Up/Down

231 Charlton St
Southbridge, MA 01550-1331
Worcester County
Color: **white**
Total Floors: **2**
Total Units: **2**
Total Rent: **\$1,650**
Grade School: **public/private**
Middle School: **public/private**
High School: **public**
Directions: **Rte. 169 to Mechanic St. left on Charlton St., house on left.**

List Price: **\$164,900**

Total Rooms: **11**
Total Bedrooms: **5**
Total Bathrooms: **3f 0h**
Total Fireplaces: **0**

Remarks

This is a GREAT house!!! very cozy and full of charm. Currently used as a 2-family, could easily make studio apartment above garage, kitchen & bathroom already there but needs work. Property is zoned retail/business and has plenty of space to accommodate a small business. There is a FANTASTIC wrap around porch, storage sheds, huge garage, work shop, level yard, updated electrical, nice family neighborhood. Wonderful opportunity for someone looking for help paying the mortgage.

Property Information

Approx. Living Area: **3238 sq. ft.** Approx. Acres: **0.33 (14288 sq. ft.)** Garage Spaces: **1**
Living Area Includes: Heat/Cool Zones: **1/** Parking Spaces: **4** Off-Street, Paved Driveway
Living Area Source: **Public Record** Heat/Cool Units: **1/** Approx. Street Frontage:
Living Area Disclosures:

Annual Expenses

Heating: \$ Repair & Maintenance: \$ Management: \$ Gross Income: **\$10200**
Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$
Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: **No** Net Income: **\$10200**
Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions

Unit #1
Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen**
Interior Features: **Cable TV Available, Wood Flooring**
Heating: **Central Heat, Steam, Oil**

Unit #2
Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen, Laundry**
Appliances: **Range, Refrigerator, Washer, Dryer**
Interior Features: **Cable TV Available, Wood Flooring**
Heating: **Central Heat, Steam, Oil**

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, House of Worship, Private School, Public School**
Basement: **Yes Full, Interior Access, Dirt Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Storm Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Gutters, Storage Shed**
Flooring: **Wood, Vinyl, Wall to Wall Carpet**
Foundation Size: **22 x 48**
Foundation Description: **Fieldstone**
Hot Water: **Electric, Tankless**
Lot Description: **Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Potential for 3rd studio apartment. Also, property zoned retail/business.**
Exclusions:
Green Certified: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1880** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0022 B:0102 L:00001**
Assessed: **\$147,600**
Tax: **\$2530** Tax Year: **2011**
Book: **37301** Page: **378**
Cert:
Zoning Code: **rb**
Map: **0022** Block: **0102** Lot: **00001**

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Deborah Thomo(774) 200-8042



MLS # 71338701 - Active
Multi Family - 2 Family

41 Winter St
Southbridge, MA 01550-1727
Worcester County
Color: white
Total Floors: 2
Total Units: 2
Total Rent: \$1,200
Grade School:
Middle School:
High School:
Directions: South to Winter - Property on Left half way down street.

List Price: \$189,900

Total Rooms: 12
Total Bedrooms: 6
Total Bathrooms: 2f 1h
Total Fireplaces: 0

Remarks

This is your chance to live in an open, spacious 3 bedroom side by side. -2family that has been totally gutted and redone. Rent out the other side - a 3BR that has also been redone with additional partially finished space downstairs. New roof 2004, newer windows, lawn, separate driveways, new bulkhead door., circuit breakers. Separate utilities. Both units have front porches, back decks and additional room off back for office, playroom, etc. '08 blown insulation in attic. Very nice neighborho

Property Information

Approx. Living Area: 2468 sq. ft. Approx. Acres: 0.16 (7056 sq. ft.) Garage Spaces: 0
Living Area Includes: Heat/Cool Zones: / Parking Spaces: 4 Off-Street
Living Area Source: Public Record Heat/Cool Units: / Approx. Street Frontage: 59 ft
Living Area Disclosures: does not include 592 sf that was a finished rec room in basement

Annual Expenses

Heating: \$ Repair & Maintenance: \$ Management: \$ Gross Income: \$14400
Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$
Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: No Net Income: \$14400
Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: 7 Bedrooms: 3 Bathrooms: 1f 1h Fireplaces: 0 Levels: 2 Floor: 1 Rent: 600 Lease: No
Rooms: Living Room, Dining Room, Kitchen, Sunroom
Appliances: Range, Refrigerator, Washer, Dryer
Interior Features: Walk-Up Attic, Remodeled
Heating: Hot Water Baseboard, Hot Water Radiators, Oil
Rent Includes: Water

Unit #2

Rooms: 7 Bedrooms: 3 Bathrooms: 1f 0h Fireplaces: 0 Levels: 2 Floor: 2 Rent: 600 Lease: No
Rooms: Living Room, Dining Room, Kitchen, Other (See Remarks)
Appliances: Range, Refrigerator
Interior Features: Balcony/Deck, Wall to Wall Carpet
Heating: Hot Water Baseboard, Hot Water Radiators, Gas
Rent Includes: Water

Features

Area Amenities: Shopping, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Private School, Public School, University
Basement: Yes Full, Partially Finished, Interior Access, Bulkhead, Concrete Floor
Beach: No
Electric: Circuit Breakers
Exterior: Vinyl
Exterior Features: Porch, Deck - Wood, Gutters, Storage Shed
Foundation Size: irr
Foundation Description: Other (See Remarks)
Hot Water: Natural Gas
Lot Description: Paved Drive
Road Type: Public
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No
Water View: Yes, --

Other Property Info

Adult Community: No
Disclosure Declaration: Yes
Disclosures: Dishwasher in unit on left doesn't work. Rents are lower due to family members are the tenants.
Exclusions:
Lead Paint: Unknown
UFFI: Unknown Warranty Features:
Year Built: 1900 Source: Public Record
Year Built Description: Actual
Year Round:
Short Sale w/Lndr.App Req: No
Lender Owned: No

Tax Information

Pin #: M:0049 B:0077 L:00001
Assessed: \$152,200
Tax: \$2609 Tax Year: 2011
Book: 34919 Page: 378
Cert: 195212
Zoning Code: 2fam
Map: Block: Lot:

Office/Agent Information

Office: Aucoin Ryan Realty (508) 765-9155
Agent: Melissa Hilli(508) 423-4715