



MLS # 70513152 - New Single Family - Detached

145 Wallum Lake Rd

Douglas, MA 01516

Worcester County

Style: **Contemporary**

Total Rooms: **6**

Full/Half/Master Baths: **2/0/No**

Grade School: **Douglas**

High School: **Douglas High**

Directions: **Rt. 16 to SW Main St, left on Wallum Lake Rd**

List Price: **\$369,900**

Color: **Yellow**

Bedrooms: **3**

Fireplaces: **2**

Middle School: **Intermediate**

Remarks

Contemporary Split, Designed for Comfortable Living! Abutting Douglas State Forest, Minutes Away From Wallum Lake. Beautiful Open Floor Plan w/ Cathedral Ceiling! Living Rm, Brick Hearth Gas Fireplace, Casablanca Fan, Yellow Pine Fl, Sliders to Oversized Deck. Dining Rm, Yellow Pine Fl, Sliders. Kitchen, Jenn-Air Range Top & Oven, Sky Light. Family Rm, Vermont Casting Gas Fireplace, Brick Hearth, Ceiling Fan. Mud Rm, A/C, Security System, Landscaped Inground Pool, 1 Car Garage. Close To Conn & RI Line, Rt. 16, & 395

Property Information

Approx. Living Area: **1936 sq. ft.**

Approx. Acres: **2.25 (98010 sq. ft.)**

Garage Spaces: **1 Attached, Under, Garage Door Opener**

Living Area Includes: **Finished Basement**

Heat Zones: **2 Hot Water Baseboard, Oil**

Parking Spaces: **5 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **2 Central Air**

Approx. Street Frontage: **323 ft**

Living Area Disclosures: **sq.ft. includes 1st level**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Cathedral Ceils, Ceiling Fans, Hard Wood Floor, Bay/Bow Windows, Balcony/Deck
Dining Room:	1		Cathedral Ceils, Hard Wood Floor, Dining Area, Balcony/Deck
Family Room:	B		Fireplace, Ceiling Fans, Wall to Wall Carpet
Kitchen:	1		Skylight, Cathedral Ceils
Master Bedroom:	1		Ceiling Fans, Hard Wood Floor
Bedroom 2:	1		Ceiling Fans, Wall to Wall Carpet
Bedroom 3:	1		Ceiling Fans, Wall to Wall Carpet
Bath 1:	1	--	--
Bath 2:	B	--	--
Laundry:	B	--	--
Mud Room:	B		Ceramic Tile Floor

Features

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator**

Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat**

Basement: **Yes Full, Finished, Walk Out, Garage Access**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Clapboard**

Exterior Features: **Deck, Patio, Inground Pool, Cabana, Gutters**

Flooring: **Wood, Tile, Wall to Wall Carpet, Laminate**

Foundation Size: **Irr**

Foundation Description: **Poured Concrete**

Hot Water: **Oil, Tank**

Insulation: **Full**

Interior Features: **Security System, Cable Available, Intercom, Walk-up Attic**

Lot Description: **Wooded, Paved Drive**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **Private Water, Private Sewerage**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Oven, Washer Hookup**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures: **Subject to 3rd parties addendums - Title V in hand**

Exclusions: **Washer & Dryer - Dog Pen**

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **No** Warranty Available: **No**

Year Built: **1980** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$257,800**

Tax: **\$2882.2** Tax Year: **2006**

Book: **36528** Page: **14**


Cert:

Zoning Code: **RA**

Map: **260** Block: **12** Lot:

Office/Agent Information

Office: Century 21 Realty One  (508) 278-6588

Agent: Elizabeth P. Coffey  (508) 729-0497