



Single Family

**38 Lorchriss St
Leominster, MA 01453-4416
Worcester County**

List Price: **\$239,000**

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

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

Remarks

This property has been completely renovated through a pilot program from MA Department of Housing and Community Development and NewVue Liabilities to Assets, Inc. Convenient location with access to shopping and transportation. Total studs in renovation with new energy efficient HVAC, new bath, kitchen and appliances. Open concept with cathedral ceiling in living room. Available to income eligible owner occupant purchasers (family income not exceeding 110% area median). Sale will be subject to an Affordable Housing Covenant for 7 years to insure any resale is also to an income eligible owner occupant family. No offers will be accepted until completion of marketing and application period ending on June 9, 2020.

Property Information

Approx. Living Area: **870 Sq. Ft.** Approx. Acres: **0.19 (8,125 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **Air Source Heat Pumps (ASHP)** Parking Spaces: **2 Off-Street**
Living Area Source: **Public Record** Cool Zones: **Air Source Heat Pumps (ASHP)** Approx. Street Frontage:
Living Area Disclosures:

Disclosures: **Accommodations are available for persons with disability. Applicants with limited English proficiency are entitled to request language assistance at no cost to them. Contact listing agent for assistance.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Beamed, Ceiling - Vaulted, Flooring - Stone/Ceramic Tile
Kitchen:	1		Flooring - Stone/Ceramic Tile, Open Floor Plan
Master Bedroom:	1		Ceiling - Vaulted, Flooring - Hardwood
Bedroom 2:	1		Flooring - Stone/Ceramic Tile
Bedroom 3:	1		Flooring - Stone/Ceramic Tile
Bath 1:	1		Bathroom - Full

Features

Appliances: **Range, Disposal, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR**
Basement: **No**
Beach: **No**
Construction: **Frame**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Flooring: **Wood, Stone / Slate**
Foundation Size:
Foundation Description: **Slab**
Insulation: **Full**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Cleared, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**


Other Property Info

Disclosure Declaration:
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1952** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0174 B:0038 L:0000**
Assessed: **\$149,000**
Tax: **\$2,679** Tax Year: **2020**
Book: **9382** Page: **243**
Cert: **000000012732**
Zoning Code:
Map: Block: Lot:

Office/Agent Information

Listing Office: **Foster-Healey Real Estate**  (978) 537-8301 Ext. 420
Listing Agent: **Dylan Maclean**  (978) 270-9713
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **2**
Compensation Based On: **Net Sale Price**

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

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions:

Firm Remarks

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Market Information

Listing Date: **4/10/2020**

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

Expiration Date:

Original Price:

Off Market Date:

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

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

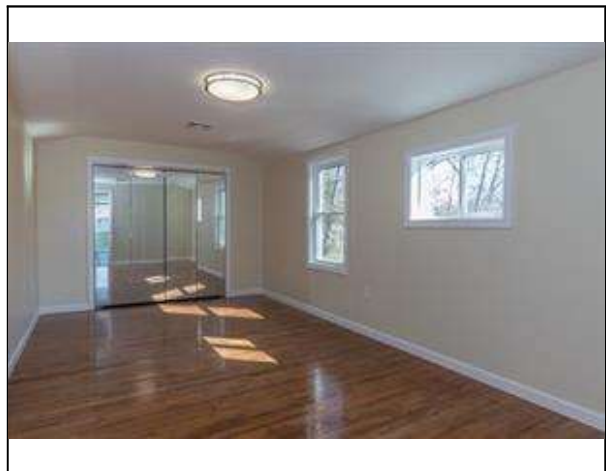
Cash Paid for Upgrades:

Seller Concessions at Closing:

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