

49 Downs Road, Douglas, Ma



Meticulous Colonial on Nearly 2.5 Acres
in Sought After Neighborhood.

AMENITIES

- Cathedral fireplaced (gas) Family room with marble surround and fresh paint.
- Kitchen with breakfast bar open to dining room.
- New French doors to 2-tiered deck overlooking
- above ground pool and large private level backyard (upper deck is 1-year-old).
- New carpet in two bedrooms and stairs.
- 1st floor laundry.
- 2 full baths.
- Gleaming HDWD flooring.
- Invisible dog fence.
- Newer hot water tank.
- Water filtration system.
- Close to water slides, shopping and golf courses.
- Outdoor playground with wooden swing set and doll house are negotiable.



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BAY STATE REALTY

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**MLS # 70905932 - New
Single Family - Detached**

49 Downs rd

Douglas, MA 01516

Worcester County

Style: **Colonial**

Total Rooms: **7**

Full/Half/Master Baths: **2/0/**

Grade School:

High School:

Directions: **Rte 16 to S.E. Main to Downs Rd**

Color:

Bedrooms: **3**

Fireplaces: **1**

Middle School:

Remarks

Meticulous colonial shows like it's right out of a Pottery Barn Catalog! Located on nearly 2.5 acres in a much sought after neighborhood! Cathedral fireplaced living room. Kitchen with breakfast bar open to dining room. 2 tiered deck overlooking an above ground pool and a large private level backyard. Sure to satisfy family every day living and entertainment needs~ 1st floor laundry, 2 full baths Gleaming hwd flooring. Invisible dog fence This is a MUST SEE home with a spacious look and feel!

Property Information

Approx. Living Area: **1767 sq. ft.** Approx. Acres: **2.41 (105061 sq. ft.)** Garage Spaces: **2 Under, Garage Door Opener, Storage**

Living Area Includes: Heat Zones: **2 Hot Water Baseboard, Oil** Parking Spaces: **6 Off-Street**

Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Cathedral Ceils, Ceiling Fans, Wall to Wall Carpet
Dining Room:	1		Hard Wood Floor
Kitchen:	1		Hard Wood Floor
Master Bedroom:	2		Ceiling Fans, Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fans, Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fans, Wall to Wall Carpet
Laundry:	1		--
Den:	1		Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course**
Basement: **Yes Full, Walk Out, Interior Access, Garage Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Storm Windows**
Exterior: **Vinyl**
Exterior Features: **Deck, Above Ground Pool, Storage Shed**
Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**
Foundation Size: **24x32x14x22**
Foundation Description: **Poured Concrete**
Insulation: **Full**
Interior Features: **Cable Available**
Lot Description: **Wooded, Easements**
Road Type: **Paved, Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **Private Water, Private Sewerage**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions: **Outdoor swing set and wooden doll house negotiable**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1999** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$357,300**
Tax: **\$3865.99** Tax Year: **2009**
Book: **23933** Page: **259**
Cert:
Zoning Code: **ra**
Map: Block: Lot: