



105 South Street, BARRE, MA
*Historic, Completely Renovated & Modernized Gem on
0.49 +/- Acres Near Barre Common*

Auction-By-Choice
Saturday, April 27th, 2019 at 10 AM
Preview by Appointment or on Auction Day at 9:00 AM



Represented by:

Mark H. Shear

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www.BermanPropertySolutions.com | MA REB#: 9501749 | MA Auc Lic#: 130



105 South Street, BARRE, MA

MLS#: 72470195

Minimum Bid: \$148,000 Plus 10% Buyer's Premium*

12-Room Circa 1838 Colonial with Updated Mechanicals & Plumbing PLUS
Attached Barn with Workshop/Office and Two 30-Foot Deep Garages

Brokers/Agents Welcome! Register On Our Website**

Location:

- Near Center of Barre
- Walking Distance to Schools, Parks, Farmers Market, Shops, Dining
- 20 Minutes to Worcester or Route 2

Exterior:

- 0.49 +/- Acres, with Approximately 123 Feet of Frontage
- Three Porches
- Spacious Back Yard & Gardens
- Updated Fencing
- Driveway with Parking for 4 +/- Cars; Additional Parking Court on Kendall Street

Interior (Level 1):

- Spacious Eat-In Kitchen with Pantry, Wood Beams, Wide-Plank Wood Floors & Stainless Gas Appliances
- Dining Room with Built-Ins; Living Room with Fireplace; Two Parlors
- Updated Half Bathroom
- Laundry Room with Washer, Dryer, Utility Sink
- Interior Access to Workshop/Office Area
- Ample Windows; Hardwoods; Crown Moldings & Elegant Lighting
- Elegant Front Entry, Hallway and Staircase to 2nd Level

Interior (Level 2):

- Master Bedroom Suite with Dressing Area, Walk-In Closet & Renovated Full Bath
- Renovated Full Bath in Hallway
- Two Additional Bedrooms
- Hardwoods; Crown Moldings Throughout



Real Estate Terms & Conditions: * A 10% Buyers Premium will be added to winning bid to determine Total Purchase Price. A deposit of **Ten Thousand Dollars (\$10,000.00)** by cash or certified/bank check will be required to be paid by the purchaser at the time and place of auction. The balance is to be paid by certified or bank check at of Attorney for Sellers office within **(45) days** from the date of sale. Property sold "as-is". Buyer has the right of abandonment of any personal property left on the property at time of Closing. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. Additional terms, if any, to be announced at the time and place of sale. ** Buyer's Broker MUST pre-register on Berman Property Solutions' website at least 48 hours prior to Auction.

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Additional Space:

- Attached Barn with 1,200 +/- SF Workshop, 300 +/- SF Office Area Upstairs; Workstation and Old Stables/Tack Area Downstairs
- Walkout Basement with 200 +/- SF Hobby Shop
- Walk-Up Attic
- Two 30-Foot Deep Garages with Electric Door Openers
- Ample Storage Throughout

Interior Workings:

- Completely Updated Mechanicals & Plumbing
- Town Water & Sewer
- Buderus Logimax GB162 Boiler
- Radiator Heat (Propane)
- Updated Whirlpool 50 Gallon Hot Water Tank
- Programmable Thermostat
- 200 Amp Circuit Breakers
- Updated Insulation
- Updated Combination Windows in Main House

Expenses/Other Info:

- Driveway Easement
- Taxes: \$3,604 (2019)
- Avg. Heating (Propane): \$5,300/year
- Avg. Water/Sewer: \$500/year
- Avg. Electricity: \$2,400/year



Disclaimer: Information contained on the Berman Property Solutions web site or in marketing materials is presented in good faith and is believed to be collected from reliable sources, but is not guaranteed as accurate. It is up to potential buyers to do their own research and/or verify information provided. Any inaccuracy shall not be grounds for failure for full performance by the Buyer and the Buyer shall not hold Berman Property Solutions or its agents liable for any inaccuracies.