

LISTING PRICE:
\$338,000



75 Birchwood Drive, Holden, MA

Great Family Home - Looking for TLC

4 BR/2.5 Colonial with 2,065 +/- SF of Living Area



Represented by:

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Location:

- Very Desirable Birchwood Drive Neighborhood
- Easy, Quick Access to I190, I290 and Holden Center
- Near Shopping, Restaurants, Banks, Public & Private Schools & Recreation

Interior - First Floor:

- Flowing Floorplan
- Spacious Eat-In Kitchen
- Hardwood Floors in Living Room & Dining Room (Under Carpet)
- Spacious, Bright Living Room w/Bay Window
- Formal Dining Room
- Roomy Family Room w/Brick Fireplace, Paneling & Exposed Beams
- Half Guest Bathroom

Interior - Second Floor:

- Hardwood Floors Throughout (Under Carpet)
- Master Suite w/En-Suite Bath, Walk-In Closet, Egress to Future Possible Balcony
- Three (3) Additional Spacious Bedrooms
- Full Hallway Bath
- Hallway Linen Closet & Lighted Bedroom Closets
- Pull Down Attic w/Staircase

Interior - Basement:

- Additional 1,090 SF +/- in Full Unfinished Basement w/Windows
- Ample Storage Space & Built-In Shelving
- Laundry Area
- Work Area
- Bulkhead Access to Yard

Outside:

- 2 - Car Oversized Garage w/Storage
- Ample Off-Street Parking in Paved Driveway
- Stone Path from Driveway to House
- Front & Back Blue Stone Patios
- Outdoor Fireplace on Rear Patio
- 0.44 +/- Acre Private Corner Lot
- Professional Landscaping w/Mature Trees, Bushes & Plantings

Other Information:

- Appliances & Window Treatments Included (Except Washer & Dryer)
- Oil-Fired Hot Water Baseboard Heat
- Town Water & Sewer
- Schools: Mayo Elementary, Mountview Middle School, Wachusett High School
- 2019 Taxes: \$ 5,340

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