



Mark H. Shear

Details on the  
property located at

**27 Davis Rd  
Auburn, MA 01501  
(Pakachoag Hill)**

MLS # 72746013  
Single Family - Detached

List Price: \$225,000

**Berman Property Solutions**

201 Park Ave.  
Worcester, MA 01609  
508-753-3989  
mshear@bermanpropertysolutions  
.com



**MLS # 72746013 - New  
Single Family - Detached**

**27 Davis Rd  
Auburn, MA: Pakachoag Hill, 01501-3101  
Worcester County**

List Price: **\$225,000**

Style: **Cape**  
Color: **Light blue**  
Grade School: **Pakachoag**  
Middle School: **Auburn Middle**  
High School: **Auburn High**  
Handicap Access/Features: **Yes**  
Directions: **Property has superb quick and easy access to I-290, I-90 & Rte 20. (Between Pakachoag & Upland STs)**

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Master Bath: **No**  
Fireplaces: **0**

**Remarks**

**Amazing location & enjoyable living, inside & out! Just minutes from I290, I90 & Route 20, this 4 BR, 1BA Cape is nestled in a convenient, charming neighborhood. Good bones, but in need of updating – a perfect opportunity to make this home your own. Live on the first floor or use the entire house – it’s your choice! First floor offers hardwood floors in LR & BR’s, a LR w/bay window, eat-in kitchen, full BA, master BR & a second BR – offering flex space for an at-home office, dining room, den or playroom. Two spacious BR’s w/ample storage are upstairs in second-floor dormer. With a 4-season porch & deck off the back, enjoy beautiful views all year! Plus, the full, unfinished basement offers a walkout to back yard & potential expanded living area. Updated architectural roof, upgraded double pane windows, vinyl siding, storage shed, security system & ramp access. Showings through Sun. 10/25; or come to OPEN HOUSE on Sat. 10/24, 10 - 1. Highest & best offers due Mon. 10/26 by 10 AM.**

**Property Information**

Approx. Living Area: **1,201 Sq. Ft.**      Approx. Acres: **0.2 (8,700 Sq. Ft.)**      Garage Spaces: **0**  
Living Area Includes:      Heat Zones: **2 Central Heat, Hot Water Baseboard, Oil**      Parking Spaces: **5 Off-Street, Paved Driveway, On Street Without Permit**  
Living Area Source: **Public Record**      Cool Zones: **0 None**      Approx. Street Frontage:  
Living Area Disclosures: **basement is currently unfinished but has walk-out to back yard & window**  
Disclosures: **See PDF, Home has solar panels; Buyer to assume remainder of contract with solar company (see PDF included). Appliances stay with home. Home likely needs some updating but is being offered in its present as-is condition. Removal of handicap ramp (if desired) is responsibility of Buyer.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	13.5X15	Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Handicap Accessible
Kitchen:	1	15.5X11.5	-
Master Bedroom:	1	13.5X9	-
Bedroom 2:	1	10X11.5	Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bedroom 3:	2	13X13	Closet, Window(s) - Bay/Bow/Box
Bedroom 4:	2	13X13	Closet, Window(s) - Bay/Bow/Box
Bath 1:	1	5X8	-
Sun Room:	1	10X11.5	Ceiling Fan(s), Slider

**Features**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Area Amenities: **Shopping, Golf Course, Highway Access, House of Worship, Private School, Public School, University**  
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement, Exterior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **110 Volts, 100 Amps**  
Energy Features: **Insulated Windows, Solar Features**  
Exterior: **Vinyl**  
Exterior Features: **Porch - Enclosed, Deck - Wood, Gutters, Storage Shed, Satellite Dish, Other (See Remarks)**  
Flooring: **Plywood, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Handicap Amenities: **Handicap Access ONLY, Ramp(s)/Level Entrance**  
Hot Water: **Oil, Tank**  
Insulation: **Fiberglass, Styrofoam**  
Interior Features: **Security System, Cable Available, Internet Available - Broadband**  
Lot Description: **Paved Drive, Sloping, Scenic View(s)**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Facing Direction: **West**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty  
Features: **No**  
Year Built: **1961** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0013 L:0070**  
Assessed: **\$220,900**  
Tax: **\$3,972** Tax Year: **2020**  
Book: **19982** Page: **177**

Roof Type: **Public Bayed, Publicly Maint**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Cert:

Zoning Code: **101**

Map: Block: Lot:

## Office/Agent Information

Listing Office: **Berman Property Solutions**  (508) 753-3989

Listing Agent: **Mark H. Shear**  (508) 753-3989

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Email List Agent**

Showing: Facilitator:

Special Showing Instructions: **Call/Text (Broker-Mark Shear) at 508-769-9419 with request. Updated Supra Lock-box on front door.**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

## Firm Remarks

**Seller can accommodate a quick closing. Please follow COVID-19 safety protocols when visiting the home. Updated Supra e-key access preferred or combo lock box can be used, if necessary.**

## Market Information

Listing Date: **10/20/2020**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$225,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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### Market History for 27 Davis Rd, Auburn, MA: Pakachoag Hill, 01501-3101

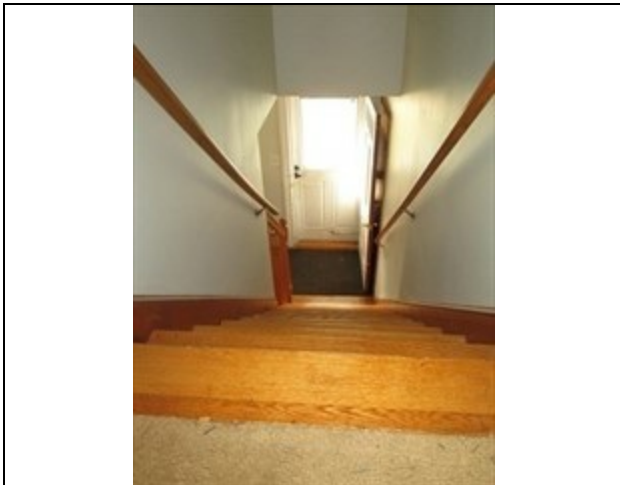
MLS #	Date		DOM	DTO	Price
72746013	10/20/2020	Listed for <b>\$225,000</b>			
		Mark H. Shear	0		\$225,000
<b>Market History for Berman Property Solutions (AN3806)</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		















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