

Mark H. Shear

Details on the property located at

**17 Ives St
Worcester, MA 01603
(Webster Square)**

MLS # 3192372
Single Family - Detached

List Price: **\$160,000**

Berman Property Solutions

201 Park Ave.
Worcester, MA 01609
508-769-9419
mshear@bermanpropertysolutions.com

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Single Family - Detached

17 Ives St
Worcester, MA: Webster Square,
01603-2614
Worcester County

List Price: **\$160,000**

Style: **Cape**
 Color: **Yellow**

Total Rooms: **5**
 Bedrooms: **3**
 Bathrooms: **1f**
 Master Bath: **No**
 Fireplaces: **0**

Grade School:
 Middle School:
 High School:

Handicap Access/Features: **No**

Directions: **#17 Ives Street is located between Cambridge Street & Haynes Street. (near Cambridge St)**

Remarks

This (3) BR, (1) Bath, vinyl sided Cape style home with 1,262 SF sits high on an 0.11 Acre lot. It shows good bones but is in need of updates & repairs. It presents a perfect opportunity for an investor or handy person to make this house your own. It features good sized rooms, hardwood floors, crown molding, arched doorway, ample windows. Come see this home - make an appointment for a private showing or come to the OPEN HOUSE: Saturday, March 6th from 11a.m. - 1:30p.m. Strict COVID-19 rules apply when viewing property. Highest & best offers due by Sunday, March 14th for quick decision thereafter on Monday, March 15th. Showings are available by appointment through Sunday, March 14th at 6:00 PM. Quick Closing preferred! (Note: #19 Ives - next door; same Seller - is also available for a possible package sale consideration).

Property Information

Approx. Living Area: **1,262 Sq. Ft.**

Approx. Acres: **0.11 (5,000 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **1 Hot Water Radiators**

Parking Spaces: **0 On Street Without Permit**

Living Area Source: **Public Record**

Cool Zones: **0**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **No Seller Disclosures are available per elderly transition event. Home is sold "AS-IS" as it needs some updating and repair. (It appears that at some point heating system was converted to Natural Gas from oil. There is an oil tank in basement that appears to not supply anything.)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X14	Flooring - Hardwood, Main Level, Crown Molding
Kitchen:	1	14X17	Flooring - Vinyl, Dining Area, Main Level
Master Bedroom:	1	12X14	Closet, Flooring - Hardwood
Bedroom 2:	2	12X14	Closet, Flooring - Hardwood
Bedroom 3:	2	12X14	Closet, Flooring - Hardwood
Bath 1:	1	9X9	Bathroom - Full
Laundry:	B	11X26	-
Play Room:	B	11X12	Closet
Workshop:	B	13X16	-
Vestibule:	1	6X9	-
Vestibule:	1	6X7	-

Features

Appliances: **Range, Refrigerator**

Area Amenities: **Public Transportation, Shopping, House of Worship, Public School, University**

Basement: **Yes Full, Partially Finished, Interior Access**

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, Fuses, 60 Amps/Less**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed**

Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Brick**

Hot Water: **Natural Gas, Tank**

Insulation: **Unknown**

Interior Features: **Internet Available - Broadband, Internet Available - DSL**

Lot Description: **Fenced/Enclosed, Sloping**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

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

Other Property Info

Adult Community: **No**

Disclosure Declaration:

Exclusions:

Facing Direction: **Southwest**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1950** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:08 B:035 L:00061**

Assessed: **\$183,200**

Tax: **\$3,114** Tax Year: **2020**

Book: **4709** Page: **451**

Cert:

Zoning Code: **RG-5**

Water Utilities: **City/Town Water**

Map: Block: Lot:

Waterfront: **No**

Water View: **No**

Office/Agent Information

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

Listing Agent: **Mark H. Shear**  (508) 769-9419

Team Member(s): **Debra Shear; Mark H. Shear**  (508) 769-9419

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agent:

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. Supra (preferred) & combo lock box on side/rear door.**

Compensation

Sub-Agent: **0**

Buyer Agent: **2.25**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

Firm Remarks

Home is being offered AS-IS. Seller hopes to accommodate a quick closing. Please follow COVID-19 safety protocols when visiting. Updated Supra e-key access (preferred) or combo lock box can be used, if necessary. CALL or TEXT Broker Mark Shear for showing appointment or w/questions: 508-769-9419.

Market Information

Listing Date: **3/4/2021**

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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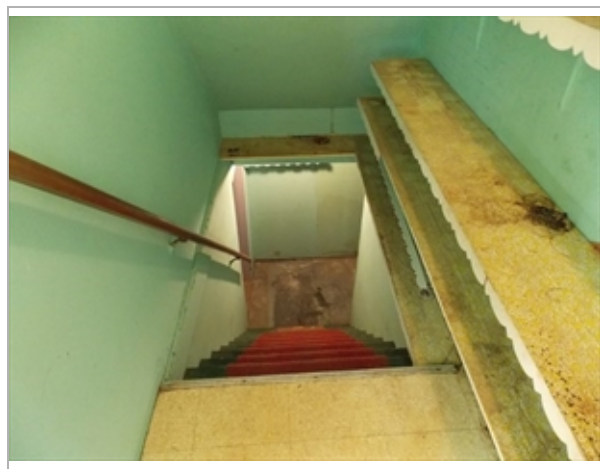
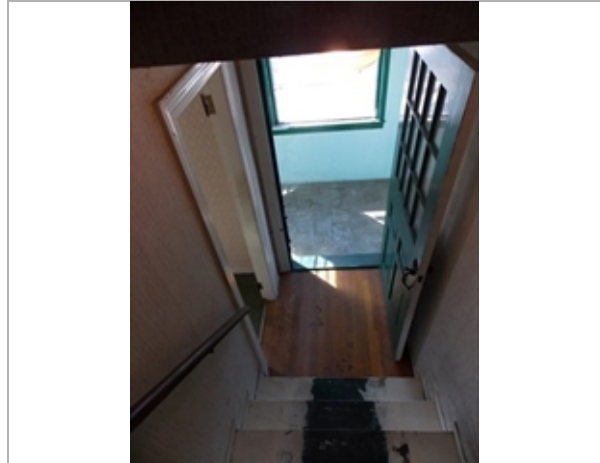
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