



Mark H. Shear

Details on the  
property located at

**36 Agate Ave  
Worcester, MA 01604**

MLS # 72916835  
Single Family - Detached

List Price: **\$285,000**

### **Berman Property Solutions**

201 Park Ave.  
Worcester, MA 01609  
508-769-9419  
[mshear@bermanpropertysolutions.c  
om](mailto:mshear@bermanpropertysolutions.com)

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### MLS # 72916835 - New Single Family - Detached

**36 Agate Ave  
Worcester, MA 01604  
Worcester County**

List Price: **\$285,000**

Style: **Other (See Remarks)**  
Color: **Tan**  
Grade School: **Lakeview Elem**  
Middle School:  
High School:  
Handicap Access/Features: **No**  
Directions: **From Rte 9: Lake Ave 2blks), R on Sherbrook Ave (2 blks), R on Anna St (1 blk) R on Agate to #36**

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

### Remarks

**Amazing Location & Century Old Charm.** This C1890 3 BR/1.5 BA Conventional home offers the perfect location & century-old pride/charm. Just a short walk away, you'll find UMASS Medical, & the shopping & restaurants of Lake Ave, Route 9 & White City just over the bridge into Shrewsbury. Walk to the parks & recreational offerings of Lake Quinsigamond. Just minutes to major roads (Routes 9, 290 and 20), this is a commuter's dream. Nestled in a well-kept neighborhood, down the street from a school/playground, this charming home offers a spacious eat-in kitchen & 1,145 +/- SF of living area on two levels. Gorgeous woodwork, moldings, chair rails and a bay window reflect the architectural beauty of the period. And modern amenities, such as gas FHA & central A/C, make for comfortable living. The enjoyment continues outdoors - a wrap around porch & the 0.28 +/- acre yard provide lovely spaces for relaxation & play. Ample on/off road parking. Basement, attic & two sheds offer plenty of storage.

### Property Information

Approx. Living Area: **1,145 Sq. Ft.**

Approx. Acres: **0.28 (12,393 Sq. Ft.)**

Garage Spaces: **0 Detached, Storage**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **5 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Approx. Street Frontage:

Living Area Disclosures: **Does not include extra 1034 +/- sq/ft for basement or porch area**

Disclosures: **Seller Disclosure provided, see Docs/attachments. Highest and Best Offers Due by 1 PM Sunday, November 14th for decision consideration. Home is vacant and can accommodate a quick Closing.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		<b>12X13</b>	-
Dining Room:	<b>1</b>	<b>12X12</b>	-
Kitchen:	<b>1</b>	<b>12.5X14.5</b>	-
Master Bedroom:	<b>2</b>	<b>12X12</b>	-
Bedroom 2:	<b>2</b>	<b>10.5X12</b>	-
Bedroom 3:	<b>2</b>	<b>12X13</b>	-
Bath 1:	<b>1</b>		-
Bath 2:	<b>2</b>		-
Laundry:	<b>B</b>		-
Mud Room:	<b>1</b>	<b>5X6</b>	-
Workshop:	<b>B</b>		-
Game Room:	<b>B</b>		-

### Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Dryer**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, University**

Basement: **Yes Full, Partially Finished**

Beach: **Yes Lake/Pond, Walk to**

Beach Ownership: **Private, Public**

Beach - Miles to: **1/2 to 1 Mile**

Construction: **Frame**

Electric: **150 Amps**

Energy Features: **Prog. Thermostat**

Exterior: **Aluminum**

Exterior Features: **Porch, Covered Patio/Deck, Storage Shed**

Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Fieldstone, Brick**

Hot Water: **Natural Gas**

Insulation: **Fiberglass, Mixed**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **East**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1890** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:17 B:021 L:00013**

Assessed: **\$222,000**

Tax: **\$3,614** Tax Year: **2021**

Book: **4611** Page: **547**

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

Lot Description: **Paved Drive, Gentle Slope**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Cert:

Zoning Code: **RL-7**

Map: **17** Block: **21** Lot: **13**

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

### Office/Agent Information

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

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

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

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, Other (See Special Showing Instructions)**

Showing: Facilitator: **Call List Agent, Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **CALL/TEXT Broker Mark Shear for showing Appt @ 508-769-9419. Offers due by 1:00 PM Sunday, Nov 14th**

### Firm Remarks

**OPEN HOUSE: Saturday, November 6th from 10AM.- 1:00PM. Highest and Best Offers due by Sunday, November 14th by 1 PM for decision consideration. Seller can accommodate a quick closing (if desired) as home is vacant Please follow strict COVID-19 safety protocols when visiting.**

### Market Information

Listing Date: **11/4/2021**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date: **6/30/2022**

Original Price: **\$285,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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**Market History for 36 Agate Ave, Worcester, MA 01604**

MLS #	Date		DOM	DTO	Price
72916835	11/4/2021	Listed for <b>\$285,000</b>	2		\$285,000
<b>Market History for Berman Property Solutions (AN3806)</b>			<b>2</b>		
<b>Market History for this property</b>			<b>2</b>		

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**MLS # 72916835 - New**  
**36 Agate Ave, Worcester, MA 01604**

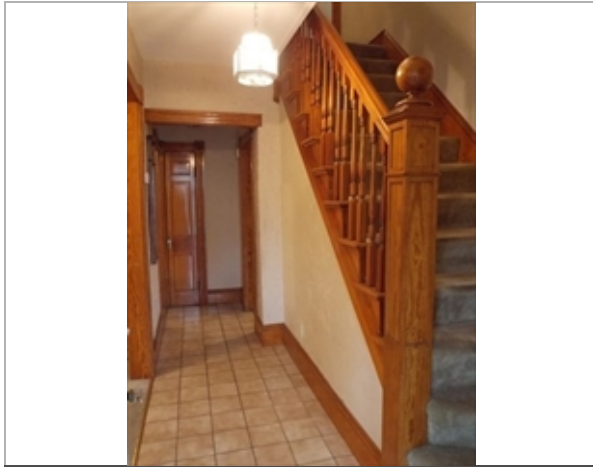
**Single Family - Detached**  
**List Price: \$285,000**



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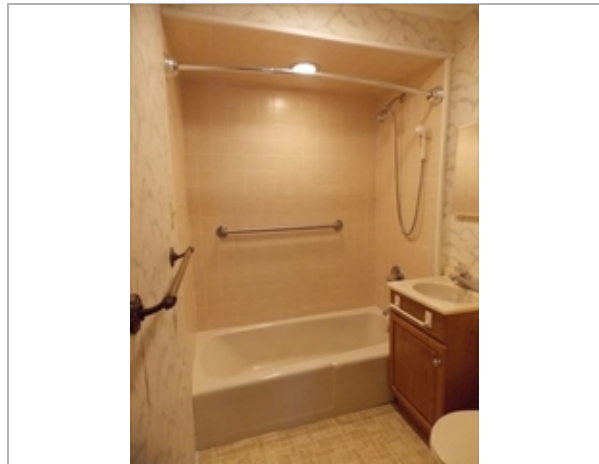
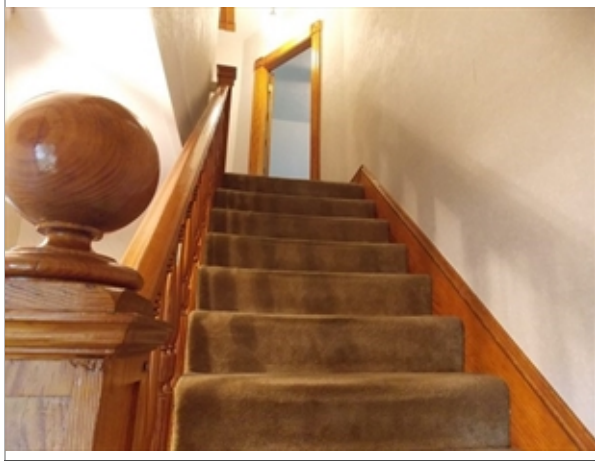
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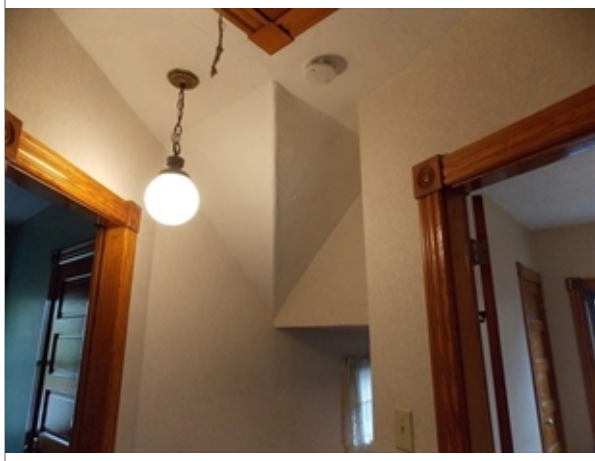
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Total Rooms: **6**

Color: **Tan**

Bedrooms: **3**

Grade School: **Lakeview Elem**

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Master Bath: **No**

High School:

Fireplaces: **0**

Handicap Access/Features: **No**

Directions: **From Rte 9: Lake Ave 2blks), R on Sherbrook Ave (2 blks), R on Anna St (1 blk) R on Agate to #36**

### Remarks

**Amazing Location & Century Old Charm.** This C1890 3 BR/1.5 BA Conventional home offers the perfect location & century-old pride/charm. Just a short walk away, you'll find UMASS Medical, & the shopping & restaurants of Lake Ave, Route 9 & White City just over the bridge into Shrewsbury. Walk to the parks & recreational offerings of Lake Quinsigamond. Just minutes to major roads (Routes 9, 290 and 20), this is a commuter's dream. Nestled in a well-kept neighborhood, down the street from a school/playground, this charming home offers a spacious eat-in kitchen & 1,145 +/- SF of living area on two levels. Gorgeous woodwork, moldings, chair rails and a bay window reflect the architectural beauty of the period. And modern amenities, such as gas FHA & central A/C, make for comfortable living. The enjoyment continues outdoors - a wrap around porch & the 0.28 +/- acre yard provide lovely spaces for relaxation & play. Ample on/off road parking. Basement, attic & two sheds offer plenty of storage.

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Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **5 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Approx. Street Frontage:

Living Area Disclosures: **Does not include extra 1034 +/- sq/ft for basement or porch area**

Disclosures: **Seller Disclosure provided, see Docs/attachments. Highest and Best Offers Due by 1 PM Sunday, November 14th for decision consideration. Home is vacant and can accommodate a quick Closing.**

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### Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Dryer**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, University**

Basement: **Yes Full, Partially Finished**

Beach: **Yes Lake/Pond, Walk to**

Beach Ownership: **Private, Public**

Beach - Miles to: **1/2 to 1 Mile**

Construction: **Frame**

Electric: **150 Amps**

Energy Features: **Prog. Thermostat**

Exterior: **Aluminum**

Exterior Features: **Porch, Covered Patio/Deck, Storage Shed**

Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Fieldstone, Brick**

Hot Water: **Natural Gas**

Insulation: **Fiberglass, Mixed**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **East**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1890** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:17 B:021 L:00013**

Assessed: **\$222,000**

Tax: **\$3,614** Tax Year: **2021**

Book: **4611** Page: **547**

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

Lot Description: **Paved Drive, Gentle Slope**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Cert:

Zoning Code: **RL-7**

Map: **17** Block: **21** Lot: **13**

### **Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

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MLS #	Date		DOM	DTO	Price
72916835	11/4/2021	Listed for <b>\$285,000</b>	2		\$285,000
<b>Market History for Office Id: AN3806</b>			<b>2</b>		
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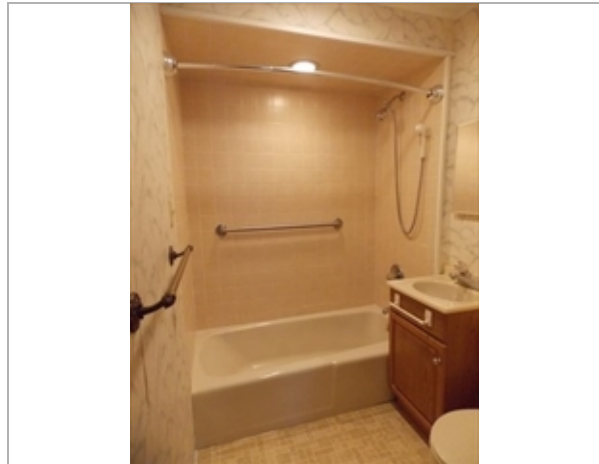
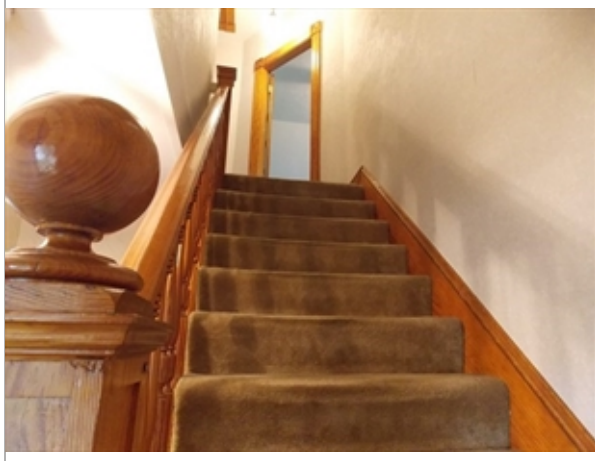


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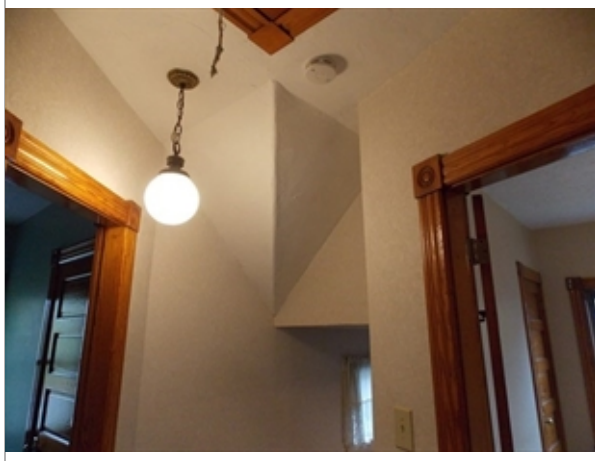
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