



Mark H. Shear

Details on the  
property located at

**31 Blithewood Ave - Unit 305  
Worcester, MA 01604**

MLS # 72979881  
Condo - Townhouse

List Price: \$300,000

### **Berman Property Solutions**

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

**MLS # 72979881 - New****Condo - Townhouse****31 Blithewood Ave - Unit 305**  
**Worcester, MA 01604**  
**Worcester County**Unit Placement: **Street**Unit Level: **1**

Grade School:

Middle School:

High School:

Outdoor Space Available: **Yes - Common**Handicap Access/Features: **No**Directions: **BLITHEWOOD runs between Grafton St & Massasoit Rd. Turn into HICKORY HILL, 1st LEFT to #305 on LEFT**Next Open House: **Saturday, May 14, 2022 10:00 AM - 1:00 PM**Event Type: **In-Person**List Price: **\$300,000**Total Rooms: **7**Bedrooms: **2**Bathrooms: **1f 1h**

Main Bath:

Fireplaces: **0**

Approx. Acres:

**Remarks**

This bright & spacious end unit Condo (#305) boasts 1613 sq/ft of Liv area, 2 BR, & 1.5 BA. Welcoming & well-maintained w/plush professional landscaping w/in Hickory Hill Estates. Beams w/pride & offers easy living w/all the comforts & easy access to major roadways including the Mass Pike! Large rms & a great floor plan on 3-floors awaits your decorating touches. Rooms include: LR w/ slider to private deck in wooded backyard, a modern galley kitchen w/newer stainless St appliances & sun lit dining nook, large flexible dining rm, large bonus/family rm on 1st flr, MBR & second BR w/large closets & full BA on 2nd flr, a spacious loft w/vaulted ceilings/skylights on 3rd flr, & a large full (unfinished) basement waiting to be used/ finished. Unit incl 1-deeded spot & plenty of add'l parking. Walk to Blithewood Park and/or conservation area. Make Appt. or Open House(s): **Saturday's, May 14 & 21, 10AM-1PM. Highest/Best OFFERS due by SATURDAY, MAY 21st 8PM for a Sunday decision.**

**Property Information**Approx. Living Area Total: **1,613 SqFt (\$185.99/SqFt)**Approx. Above Grade: **1,613 SqFt**Living Area Disclosures: **Unit has a large FULL (unfinished basement) not included in the Living Area shown**Living Area Includes Below-Grade SqFt: **No**

Approx. Below Grade:

Living Area Source: **Public Record**Levels in Unit: **3**Heat Zones: **1 Forced Air, Gas**Cool Zones: **1 Central Air**Parking Spaces: **1 Off-Street, Deeded, Common, Guest, Paved Driveway, On Street Without Permit**Garage Spaces: **0**Disclosures: **Once had an ice dam on roof in 2015 (Huge snowfall year), None known since then. Once had some water in basement several years ago, added downspout extenders and have had no known occurrences since.****Complex & Association Information**Complex Name: **Hickory Hill Estates**Units in Complex: **67** Complete:Units Owner Occupied: **Source:**Association: **Yes Fee: \$380 Monthly**Assoc. Fee Inclds: **Water, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee**Special Assessments: **Unknown****Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	12X18	Flooring - Wall to Wall Carpet, Balcony / Deck, Slider, Sunken
Dining Room:	1	12X12	Flooring - Wall to Wall Carpet
Family Room:	1	12X17	Ceiling Fan(s), Ceiling - Vaulted, Cable Hookup
Kitchen:	1	8X18	Flooring - Laminate, Gas Stove
Main Bedroom:	2	12X18	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12X15.5	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - 3/4
Bath 3:	2		Bathroom - Full
Loft:	3	18X20	Skylight, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet

**Features**Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**Association Pool: **No**Basement: **Yes Full, Concrete Floor, Unfinished Basement**Beach: **No**Construction: **Frame**Docs in Hand: **Unit Deed, Floor Plans, Association Financial Statements**Electric Features: **110 Volts**Energy Features: **Insulated Windows**Exterior: **Wood**Exterior Features: **Deck**Flooring: **Wood, Vinyl, Wall to Wall Carpet**Hot Water: **Natural Gas**Insulation Features: **Full, Fiberglass**Interior Features: **Cable Available, Walk-up Attic, Finish - Sheetrock**Management: **Professional - Off Site**Pets Allowed: **Yes w/ Restrictions**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**Waterfront: **No**Water View: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Exclusions: **NO EXCLUSIONS...All appliances & lighting fixtures to stay with unit for Buyer.**Facing Direction: **Northeast**Green Certified: **No**Laundry Features: **In Unit**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Features: **No**Year Built/Converted: **1984**Year Built Source: **Public Record**Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**Lender Owned: **No****Tax Information**Pin #: **M:34 B:27A L:00305**Assessed: **\$226,400**Tax: **\$3,444** Tax Year: **2022**Book: **8272** Page: **397**

Cert:

Zoning Code: **RS-7**Map: **34** Block: **27A** Lot: **305****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) 753-3989Listing Agent: **Mark H. Shear** (508) 769-9419Team 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, Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Call/Text Broker-Mark Shear at 508-769-9419 for Showing Appointment.****Firm Remarks**

**OPEN HOUSE(s): 2- Saturday's, May 14 & May 21 from 10AM -1PM -HIGHEST & BEST OFFERS-w/best terms due by SATURDAY, MAY 21st 8PM for a SUNDAY, MAY 22nd (afternoon) DECISION. Condo is empty/cleaned. Quick closing available. For Questions or Showing Appointment text/call Mark Shear 508.769.9419**

**Market Information**Listing Date: **5/11/2022**Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$300,000**

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 31 Blithewood Ave U:305, Worcester, MA 01604**

MLS #	Date		DOM	DTO	Price
72979881	5/11/2022	Listed for <b>\$300,000</b>			
		Mark H. Shear	0		\$300,000
<b>Market History for Berman Property Solutions (AN3806)</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		

MLS # 72979881 - New  
31 Blithewood Ave U:305, Worcester, MA 01604

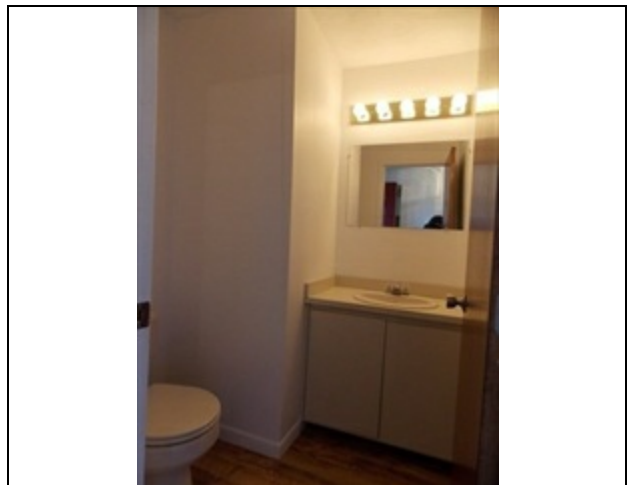
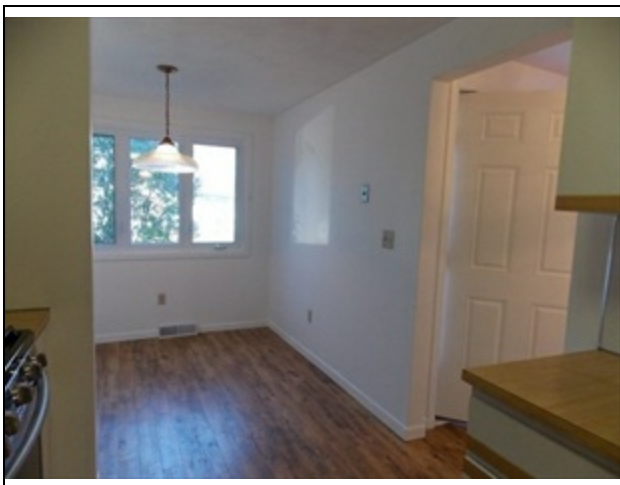
Condominium - Condo  
List Price: \$300,000





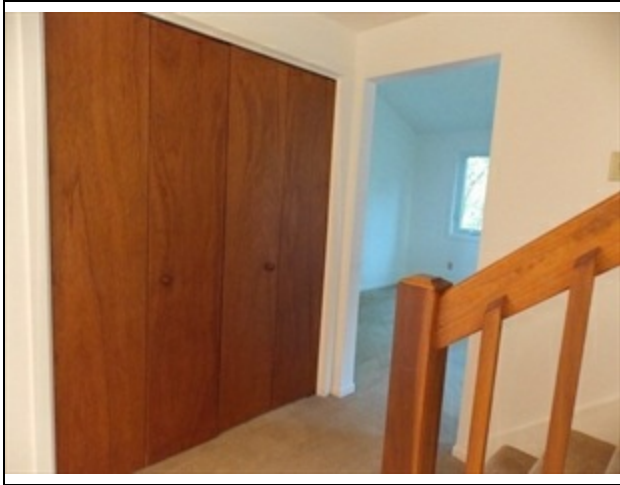
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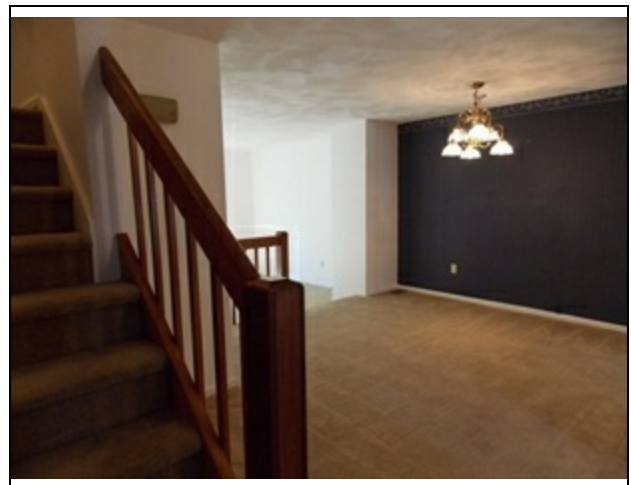
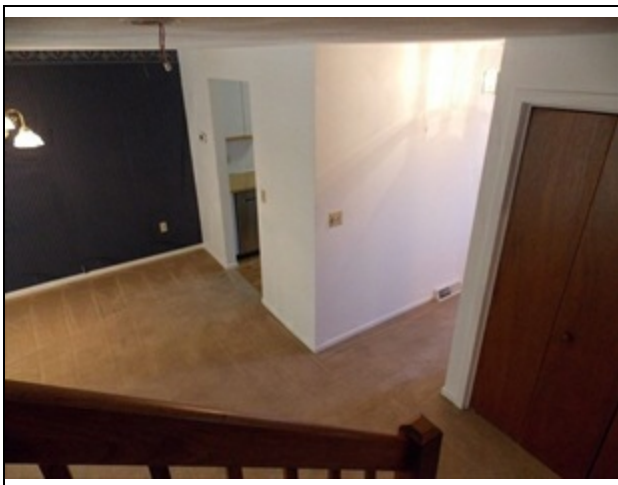
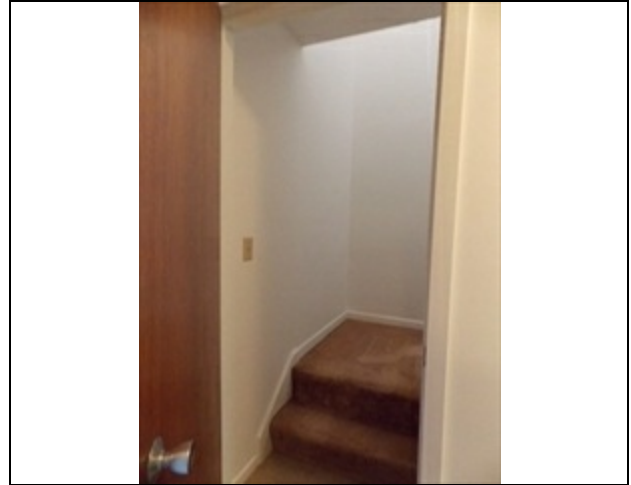
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**Worcester, MA 01604**

**Worcester County**

Unit Placement: **Street**

Total Rooms: **7**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 1h**

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High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features: **No**

Directions: **BLITHEWOOD runs between Grafton St & Massasoit Rd. Turn into HICKORY HILL, 1st LEFT to #305 on LEFT**

Next Open House: **Saturday, May 14, 2022 10:00 AM - 1:00 PM**

Event Type: In-Person

### Remarks

**This bright & spacious end unit Condo (#305) boasts 1613 sq/ft of Liv area, 2 BR, & 1.5 BA. Welcoming & well-maintained w/plush professional landscaping w/in Hickory Hill Estates. Beams w/pride & offers easy living w/all the comforts & easy access to major roadways including the Mass Pike! Large rms & a great floor plan on 3-floors awaits your decorating touches. Rooms include: LR w/ slider to private deck in wooded backyard, a modern galley kitchen w/newer stainless St appliances & sun lit dining nook, large flexible dining rm, large bonus/family rm on 1st flr, MBR & second BR w/large closets & full BA on 2nd flr, a spacious loft w/vaulted ceilings/skylights on 3rd flr, & a large full (unfinished) basement waiting to be used/ finished. Unit incl 1-deeded spot & plenty of add'l parking. Walk to Blithewood Park and/or conservation area. Make Appt. or Open House(s): Saturday's, May 14 & 21, 10AM-1PM. Highest/Best OFFERS due by SATURDAY, MAY 21st 8PM for a Sunday decision.**

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Levels in Unit: **3**

Living Area Disclosures: **Unit has a large FULL (unfinished basement) not included in the Living Area shown**

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

Cool Zones: **1 Central Air**

Parking Spaces: **1 Off-Street, Deeded, Common, Guest,**

Garage Spaces: **0**

**Paved Driveway, On Street Without Permit**

Disclosures: **Once had an ice dam on roof in 2015 (Huge snowfall year), None known since then. Once had some water in basement several years ago, added downspout extenders and have had no known occurrences since.**

### Complex & Association Information

Complex Name: **Hickory Hill Estates**

Units in Complex: **67** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$380 Monthly**

Assoc. Fee Inclds: **Water, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee**

Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X18	Flooring - Wall to Wall Carpet, Balcony / Deck, Slider, Sunken
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### Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**

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

Association Pool: **No**

Basement: **Yes Full, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Unit Deed, Floor Plans, Association Financial Statements**

Electric Features: **110 Volts**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Exterior Features: **Deck**

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

Hot Water: **Natural Gas**

Insulation Features: **Full, Fiberglass**

Interior Features: **Cable Available, Walk-up Attic, Finish - Sheetrock**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

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

Waterfront: **No**

Water View: **No**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **NO EXCLUSIONS...All appliances & lighting fixtures to stay with unit for Buyer.**

Facing Direction: **Northeast**

Green Certified: **No**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built/Converted: **1984**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

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

Lender Owned: **No**

### Tax Information

Pin #: **M:34 B:27A L:00305**

Assessed: **\$226,400**

Tax: **\$3,444** Tax Year: **2022**

Book: **8272** Page: **397**

Cert:

Zoning Code: **RS-7**

Map: **34** Block: **27A** Lot: **305**

### 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
72979881	5/11/2022	Listed for <b>\$300,000</b>	0		\$300,000
<b>Market History for Office Id: AN3806</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		

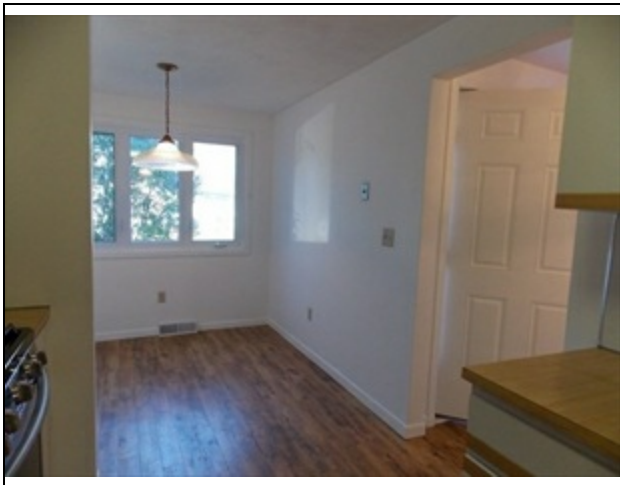
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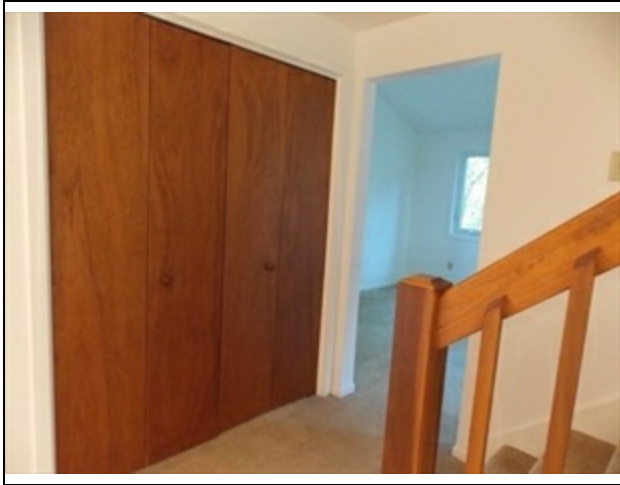
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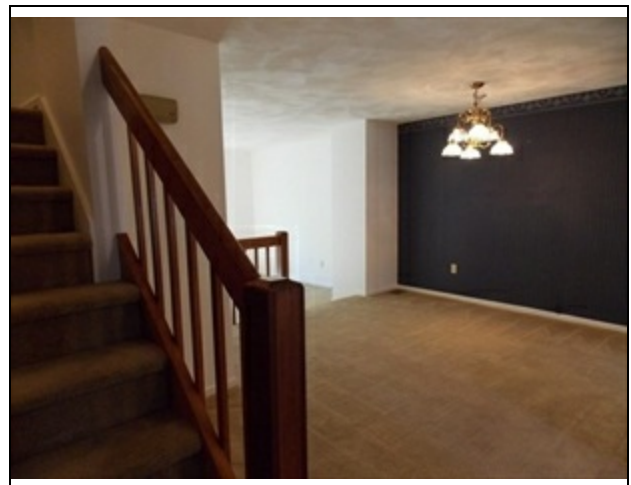
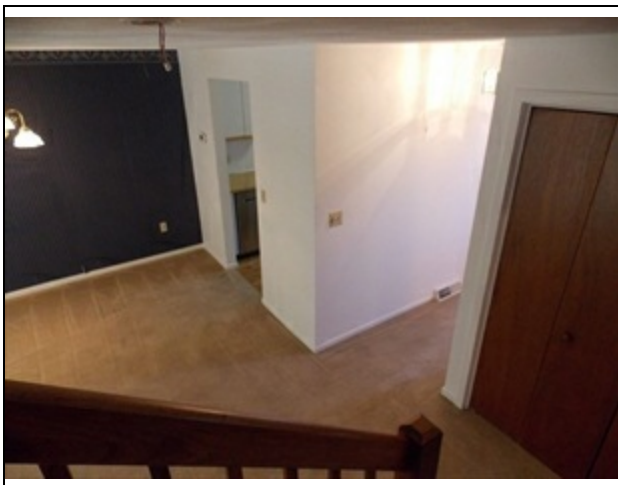
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