



Mark H. Shear

Berman Property Solutions

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Details on the property located at

**22 Lantern Ln
Worcester, MA 01609
(West Side)**

MLS # 3675755
Single Family - Detached

List Price: **\$577,000**

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Single Family - Detached

22 Lantern Ln
Worcester, MA: West Side, 01609
Worcester County

List Price: **\$577,000**

Style: **Colonial**
 Color: **Yellow**
 Grade School: **Flagg**
 Middle School: **Nelson Place**
 High School: **Doherty**
 Approx. Acres: **0.39 (17,091 SqFt)**
 Handicap Access/Features: **No**
 Directions: **Salisbury to Lynnwood, Right on Lantern Ln - #22 is at end of Cul-de-sac on the right**

Total Rooms: **9**
 Bedrooms: **4**
 Bathrooms: **2f 1h**
 Main Bath:
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Amazing end of Cul-de-Sac location, awesome family home for living, working & playing, inside & out! Spacious: this 4 BR, 4BA, 2,252 SF Colonial is nestled on a 0.39 +/- acre wooded lot. Convenient location-off upper Salisbury St., just minutes to major hwy's., downtown Worc., commuter rail, public & private schools & recreation. 1st floor offers a spacious family rm w/fireplace, vaulted ceiling & built-ins; formal living rm; an office; eat-in kitchen w/stainless appliances & quartz counters; dining rm; half BA. Deck off the kitchen overlooks private, wooded backyard. 2nd floor contains a Master BR w/en-suite 3/4 BA & walk-in closet; 3 addt'l BR's; full BA; & pull-down staircase to attic storage. Partially finished bsmt includes a rec rm; storage & utility areas; half BA; & access to 2-car, tuck-under garage. Central A/C; program. thermostat; central vac; security system; lg. windows & ample closets; vinyl siding; prof. landscaping. Come see all this amazing family home has to offer!

Property Information

Approx. Living Area Total: **2,252 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **2,252 SqFt** Approx. Below Grade:
 Living Area Disclosures: **Basement is partially finished & 1/2 bath; utility/storage area & access to 2-car tuck-under garage**

Heat Zones: **1 Forced Air, Oil, Solar Thermal Collection**
 Parking Spaces: **4 Off-Street, Paved Driveway, On Street Without Permit**
 Disclosures:

Cool Zones: **1 Central Air**
 Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage, Work Area**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12.5X15.5	-
Dining Room:	1	11.5X14.5	-
Family Room:	1	21X15	-
Kitchen:	1	12X17	-
Main Bedroom:	1	12.5X17.5	-
Bedroom 2:	1	11X13	-
Bedroom 3:	2	11.5X14	-
Bedroom 4:	1	10X12	-
Bath 1:	2	-	-
Bath 2:	2	-	-
Bath 3:	1	-	-
Laundry:	1	-	-
Bathroom:	B	4X6	-
Home Office:	1	8X12.5	-
Play Room:	B	12X21	-
Workshop:	B	14X22	-
Other:			-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Vacuum System**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Full, Partially Finished, Garage Access, Concrete Floor**
 Beach: **Yes Lake/Pond**
 Beach - Miles to: **1 to 2 Mile**
 Construction: **Frame**
 Electric: **110 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Storm Doors, Solar Features, Prog. Thermostat**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood, Patio, Gutters**
 Flooring: **Plywood, Tile, Wall to Wall Carpet**
 Foundation Size: **24x38 + 16x20**

Other Property Info

Disclosure Declaration:
 Exclusions: **Fridge & Freezer in basement go w/Seller.**
 Facing Direction: **Northeast**
 Home Own Assn:
 Lead Paint:
 UFFI: Warranty Features:
 Year Built: **1983** Source: **Public Record**
 Year Built Description:
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Solar**
 Insulation: **Full, Fiberglass**
 Interior Features: **Central Vacuum, Security System, Cable Available**
 Lot Description:
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Tax Information

Pin #: **M:55 B:15C L:00050**
 Assessed: **\$461,800**
 Tax: **\$6,622** Tax Year: **2023**
 Book: **7364** Page: **102**
 Cert:
 Zoning Code: **RS-10**
 Map: **55** Block: **15C** Lot: **50**

Compensation

Sub-Agent: **0** Buyer Agent: **2.25**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Please remove shoes at showings. Appliances on 1st floor stay w/house. Fridge & Freezer in basement go w/Seller.

Market Information

Listing Date: 12/6/2023	Listing Market Time: MLS# has been on for day(s)
Days on Market: Property has been on the market for a total of day(s)	Office Market Time: Office has listed this property for day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price:	Seller Concessions at Closing:
Off Market Date:	

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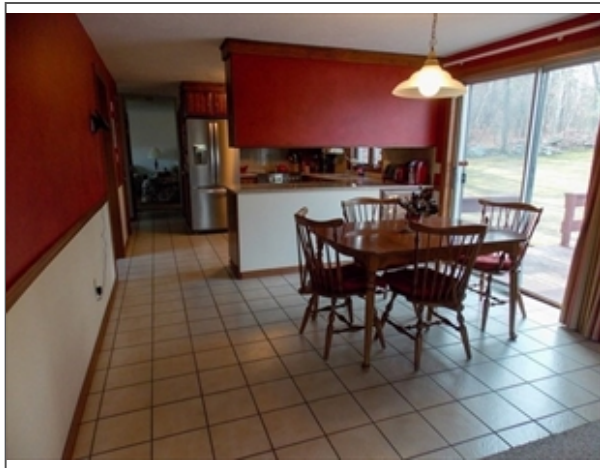
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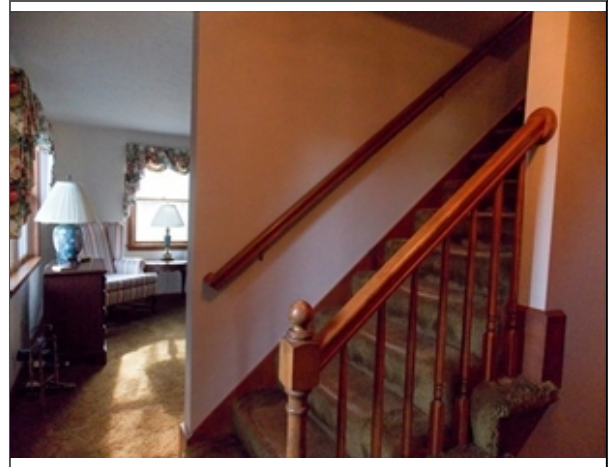
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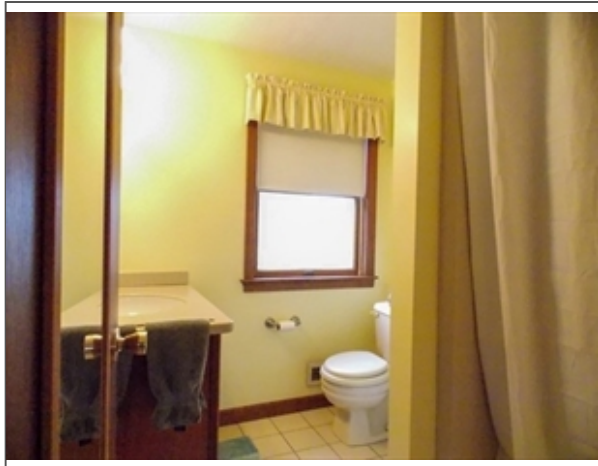
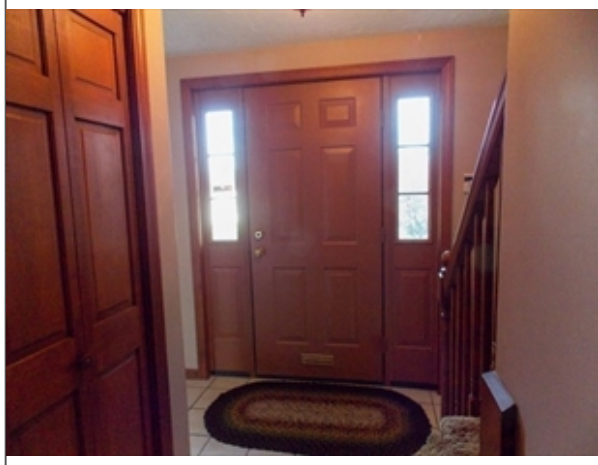
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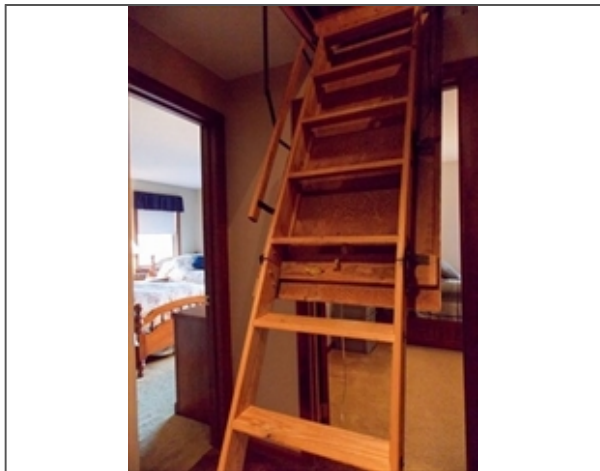
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