



Mark H. Shear

Details on the
property located at

**46 Crosby St
Webster, MA 01570**

MLS # 3884981
Single Family - Detached

List Price: **\$230,000**

Berman Property Solutions

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

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**46 Crosby St
Webster, MA 01570
Worcester County**

List Price: **\$230,000**

Style: **Other (See Remarks)**

Total Rooms: **9**

Color: **Tan**

Bedrooms: **5**

Grade School:

Bathrooms: **2f 1h**

Middle School: **Webster**

Main Bath: **Yes**

High School: **Bartlett**

Fireplaces: **2**

Approx. Acres: **0.32 (13,742 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Directions: **Corner of Crosby Street & Klebart Ave. Approx 1 Mile West of I-395 (Lake PKWY / Klebart)**

MINIMUM BID AUCTION of Decedent Estate Home-Saturday, April 19th at 11:00AM - Single Family 4-BR+, 3-Bath Spacious Home on 13,742 +/- Sq/Ft lot. Minimum Bid: \$230,000, plus 10% Buyers Premium to determine Purchase Price. Home has spacious and sunny rooms, including LR, DR, Den, Sitting Rm, Eat-in Kitchen, along w/plenty of room for gatherings and numerous areas to spread out. Home also has a potential 5th BR that would make a great office. May be ready for some TLC, updating & repairs. Perfect for an investor, trades person or handy person. Fenced-in back yard w/ wide gate for trailer access plus a (2) car detached garage & bulkhead access to basement. On a corner lot, home is conveniently located in a well-kept neighborhood, walking distance to public schools & just 1-mile to I-395 access. Abundant shopping, restaurants & services nearby. Enjoy easy access to beautiful Webster Memorial Beach approx. 2 miles away. Home is being sold As-Is. Come See/Bid, w/this easy AUCTION process!

Property Information

Approx. Living Area Total: **2,279 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **2,279 SqFt**

Approx. Below Grade: **400 SqFt**

Living Area Disclosures:

Heat Zones: **3 Hot Water Baseboard, Oil**

Cool Zones: **0 None**

Parking Spaces: **4 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **2 Detached**

Disclosures: **AUCTION per Decedent Estate : Property is being sold in "As-Is" condition. Minimum Bid \$230,000 plus a 10% Buyers Premium to determine purchase price. Items remaining on premises at time of Closing become property of the Buyer.Successful Bidder will have 45 days to Close. 10K Bank check to register!**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X14	Fireplace, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, French Doors, Main Level, Exterior Access, Open Floor Plan
Dining Room:	1	12X14	Window(s) - Picture, Lighting - Overhead
Family Room:	1	20X14	Fireplace, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, French Doors
Kitchen:	1	14X16	Flooring - Laminate, Dining Area, Main Level, Dryer Hookup - Electric, Lighting - Overhead
Main Bedroom:	1	14X16	Bathroom - 3/4, Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	1	10X11	Closet, Flooring - Laminate, Window(s) - Picture, Lighting - Overhead
Bedroom 3:	1	12X12	Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture, Lighting - Overhead
Bedroom 4:	1	14X15	Closet, Closet/Cabinets - Custom Built, Flooring - Laminate, Lighting - Overhead
Bedroom 5:	2	12X12	Closet, Flooring - Hardwood, Window(s) - Picture
Bath 1:	1	5X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	1	5X6	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	2	6X6	Bathroom - Half
Laundry:	B		-
Sitting Room:	2	10X17	Closet - Walk-in, Closet
Game Room:	B	14X29	-

Features

Appliances: **Range, Dishwasher**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Area Amenities: **Shopping, Tennis Court, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School**

Basement:

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Construction: **Frame**

Electric: **200 Amps**

Exterior: **Wood**

Exterior Features: **Fenced Yard**

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

Foundation Size: **1,690**

Foundation Description: **Poured Concrete, Fieldstone**

Hot Water: **Electric**

Interior Features: **Cable Available**

Lot Description: **Corner, Paved Drive, Fenced/Enclosed, Level**

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

Roof Material: **Asphalt/Fiberglass Shingles, Rubber**

Sewer Utilities: **City/Town Sewer**

Terms: **Estate Sale**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Exclusions: **Items remaining on premises at time of Closing become property of the Buyer.**

Facing Direction: **East**

Green Certified: **No**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1930** Source: **Public Record**

Year Built Description: **Approximate, Unknown/Mixed**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:3 B:N P:10**

Assessed: **\$330,300**

Tax: **\$3,924** Tax Year: **2025**

Book: **18658** Page: **6**

Cert:

Zoning Code: **SFR-12**

Map: **3** Block: **N** Lot: **10**

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Not Offered

Seller-Offered Buyer's Broker Compensation:

Seller-Offered Facilitator Compensation:
Not Offered

Seller-Offered Compensation Based On:
Compensation Offered but Not in MLS

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-Agency: **Call List Office, Call List Agent, Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Showing: Buyer's Broker: **Call List Agent, Lock Box, Appointment Required, Email List Agent, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Please Text/Call Auctioneer (Mark Shear) to schedule a showing appointment at 508-769-9419**

Firm Remarks

Call/Text Broker-Mark Shear at 508-769-9419 to schedule a showing/questions about the SATURDAY, APRIL 19th AUCTION. Property is part of a Decedent Estate. It is being sold via MINIMUM BID AUCTION in "As-Is" Condition. The AUCTION MINIMUM starting Bid is \$230,000. A 10% Buyers Premium will be added to all bids to determine the Purchase Price (i.e. \$230,000 x 1.10 = \$253,000 Purchase Price) A \$10,000 Deposit in the form of a Bank Cashiers Check must be viewed/accepted by the auctioneer at on-site registration in order to register/qualify as a Bidder. (Check will only be collected from the winning Bidder). Successful Bidder will have 45 days to Close on the transaction. Property is offered "AS-IS" w/out contingencies. Personal property items remaining on premises at time of Closing will become property of the Buyer. Broker/Agents: Please reach Auctioneer at least 1-day prior to the auction connect yourself as Buyer Agent for a specified Bidder.

Market Information

Listing Date:

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

Expiration Date:

Original Price:

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:

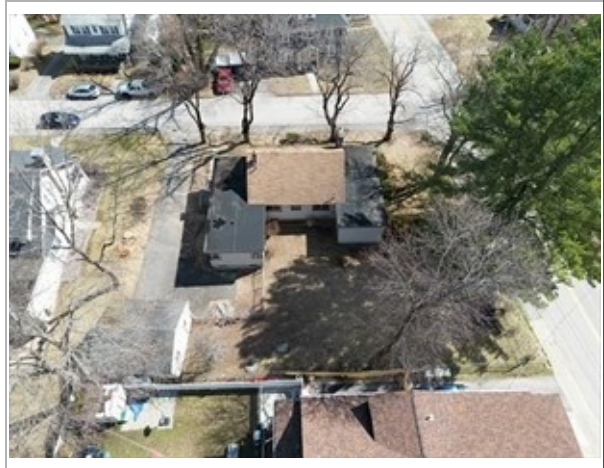
Seller Concessions at Closing:

Off Market Date:

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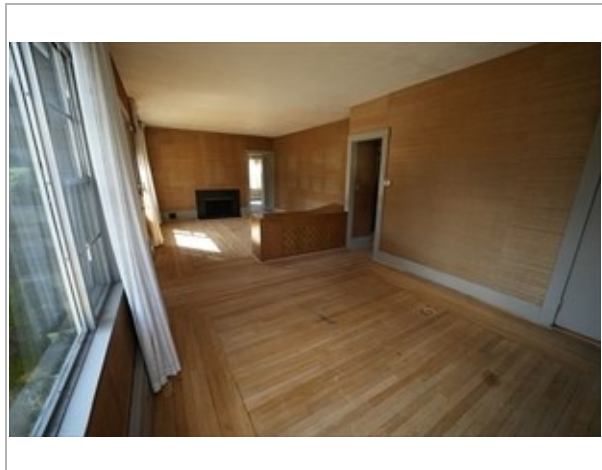
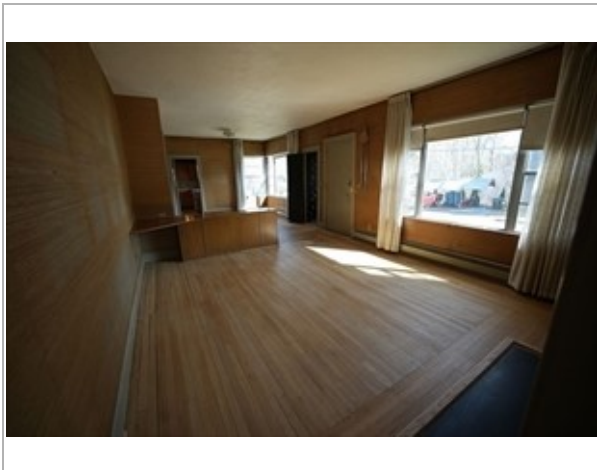
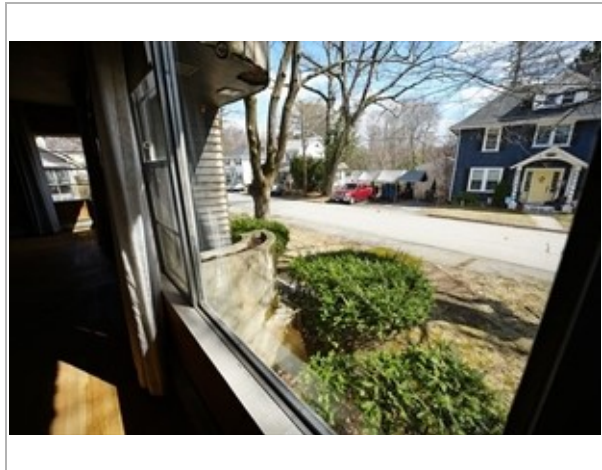
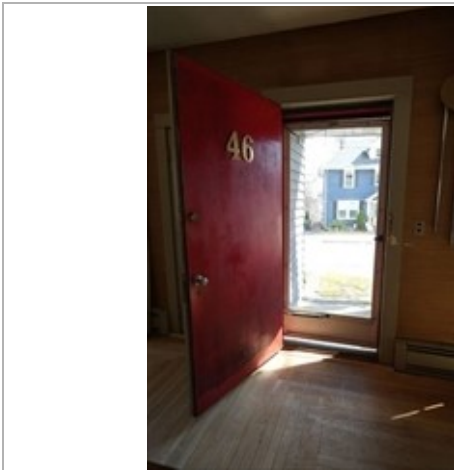
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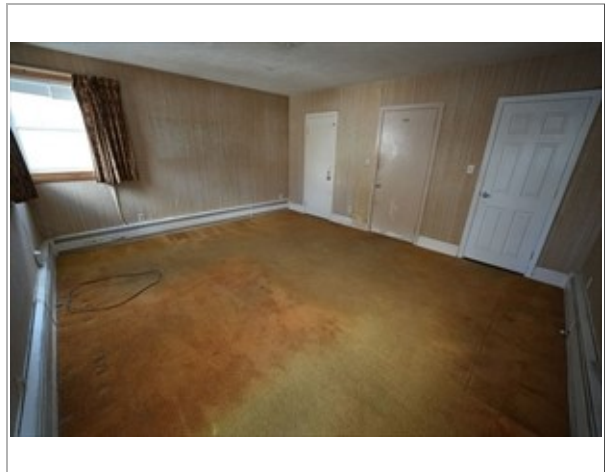
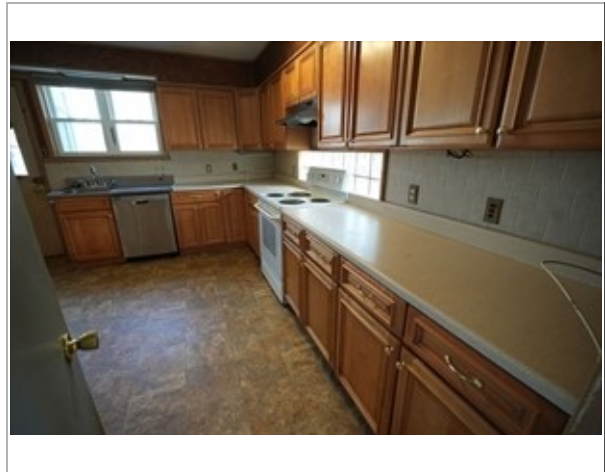
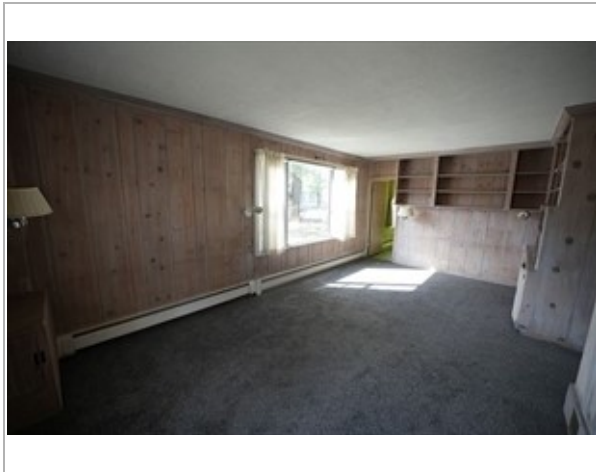
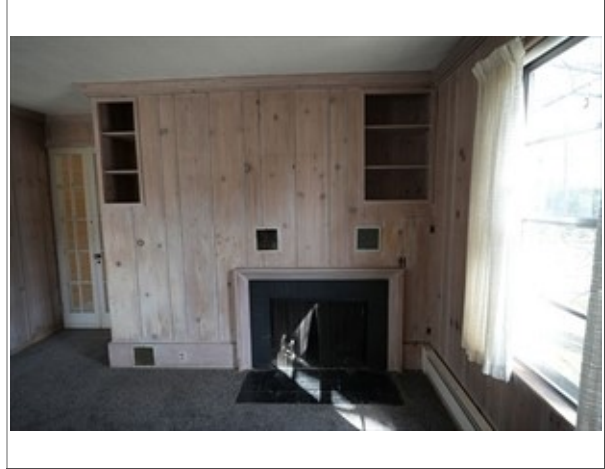
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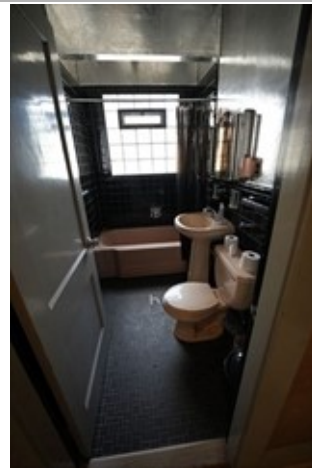
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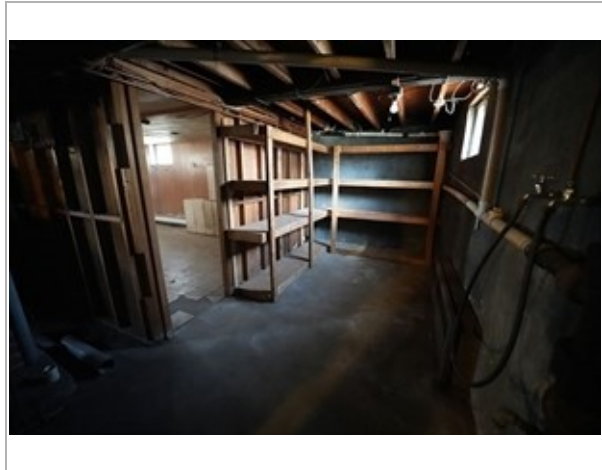
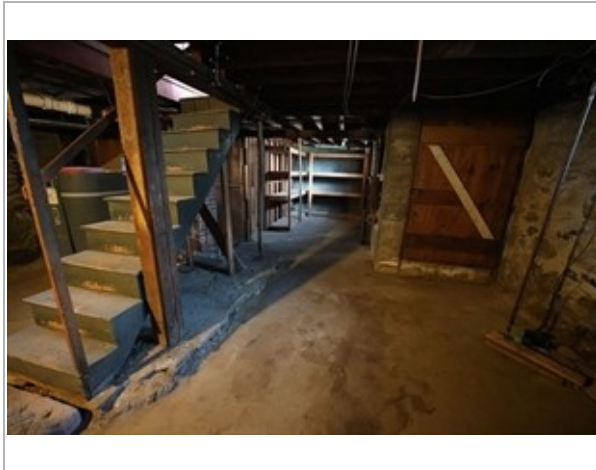
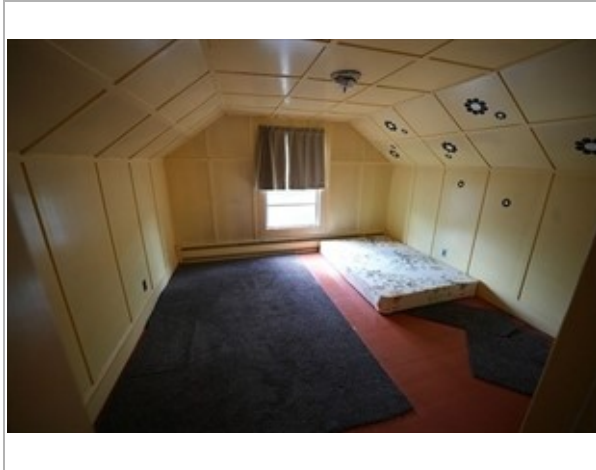
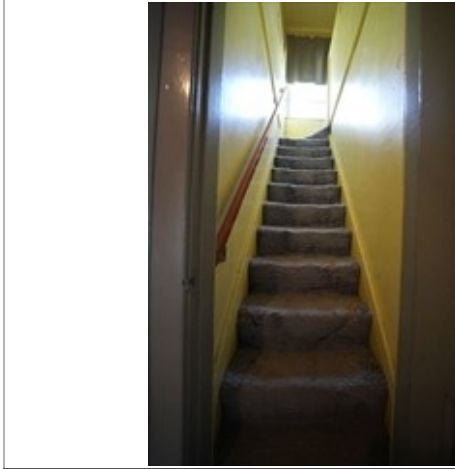
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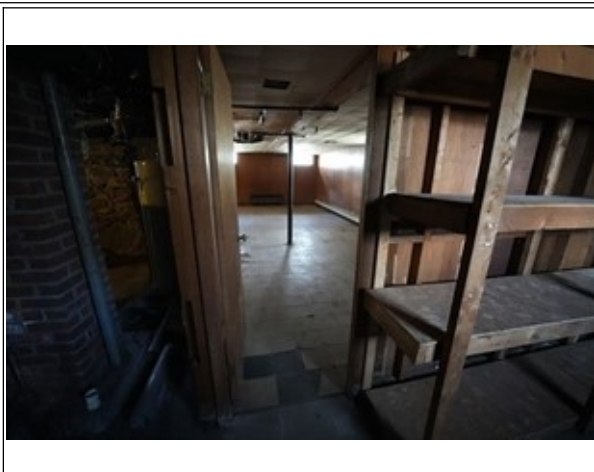
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