



**MLS # 71196657 - Price Changed
Condo - Half-Duplex**

**1198 S Main St - Unit 1198
Attleboro, MA 02703-7235
Bristol County**

List Price: **\$200,000**

Total Rooms: **6**
Full/Half/Master Baths: **1/1/**
Unit Placement: **--**
Grade School:
High School:

Bedrooms: **3**
Fireplaces: **1**
Unit Level: **1**
Middle School:

Directions: **Centrally Located in Attleboro * 10 min to Rt 95 * 15 min to Prov * 5 min to commuter rail & Route 1**

Remarks

VALUE PRICED TO MOVE: ENTERTAINING OFFERS BETWEEN \$200k-\$218k! Gorgeous 3 bedroom home with lots of style and NO CONDO FEES! Bright living room includes custom built-in cabinets and gas fireplace! Master includes spacious walk-in closet! Modern kitchen w/island leads to HGTV-ish backyard! Completely fenced-in yard with deck, paver-patio, bamboo fencing, side lawn & PRIVACY! Family room boasts built-ins & home theatre w/HD projector! Central Air too! Ask your REALTOR for GUIDED VIDEO SHOWING LINK

Property Information

Approx. Living Area: 1624 sq. ft. (\$123.15/sq. ft.)	Approx. Acres:	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: 1 Forced Air	Parking Spaces: 2 Off-Street
Living Area Source: Other	Cool Zones: 1 Central Air	# of Living Levels: 2
Living Area Disclosures: Includes 280 sqft of finished basement		

Complex & Association Information

Complex Name:	Units in Complex: 2 Complete:	Units Owner Occupied: Source:
Association: No Fee: \$	Fee Includes: --	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Custom Built Closet / Cabinets
Family Room:	B		Wall to Wall Carpet, Custom Built Closet / Cabinets
Kitchen:	1		Stone / Ceramic Tile Floor, Dining Area, Kitchen Island
Master Bedroom:	2		Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2		Wall to Wall Carpet
Bedroom 3:	2		Wall to Wall Carpet
Bath 1:	2		Full Bath
Bath 2:	1		Half Bath
Laundry:	1		--

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**
 Association Pool:
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Electric Features: **Circuit Breakers, 200 Amps**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Patio, Fenced Yard**
 Hot Water: **Natural Gas**
 Insulation Features: **Full, Fiberglass**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **VALUE PRICED TO MOVE: ENTERTAINING OFFERS BETWEEN \$200K-\$218K - Conventional, FHA & VA welcome!**
 Exclusions: **Refrigerator and Family Room Home Theatre (HD Projector, Surround Sound System, etc.) are NEGOTIABLE**
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built/Converted: **2000/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:

Tax Information

Pin #: **M:0023 L:0006-U2**
 Assessed: **\$188,200**
 Tax: **\$2108** Tax Year: **2010**
 Book: **14440** Page: **165**
 Cert: **2835**
 Zoning Code: **GRA**

Firm Remarks

Please share **GUIDED ONLINE VIDEO SHOWING LINK** with your buyer: www.chris-whitten.com/1198

Market Information

Listing Date: **3/7/2011**

Listing Market Time: MLS# has been on for **127** day(s)

Days on Market: Property has been on the market for a total of **127** day(s) Office Market Time: Office has listed this property for **127** day(s)

Expiration Date: **9/7/2011**

Original Price: **\$218,300**

Off Market Date:

Sale Date:

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