



**MLS # 71110201 - New
Single Family - Detached**

254 Oak St

List Price: **\$326,900**

Uxbridge, MA 01569-1226

Worcester County

Style: **Split Entry**

Color:

Total Rooms: **7**

Bedrooms: **3**

Full/Half/Master Baths: **2/0/Yes**

Fireplaces: **2**

Grade School:

Middle School:

High School:

Neighborhood/Sub-Division:

Directions: **E. Hartford Ave to Oak St - Across from Blackstone River & Canal
Heritage State Park! BEAUTIFUL!!!**

Remarks

GORGEOUS INSIDE AND OUT! House overlooks Blackstone River & Canal Heritage State Park. Split-Level but feels more like a Colonial. Open & Spacious layout is perfect for entertaining! The pictures say it all! Bright & Modern Kitchen/Living Room includes a double fireplace and hardwoods. Dining Room includes comfy window sitting area, breakfast bar and imported Mexican tile! Huge 2-tiered deck leading to 24x24 foot octagon INGROUND pool! Ask your REALTOR for FULL ONLINE VIDEO SHOWING LINK

Property Information

Approx. Living Area: **2020 sq. ft.**

Approx. Acres: **0.7 (30492 sq. ft.)**

Garage Spaces: **1 Attached,
Under**

Living Area Includes: **Finished
Basement**

Heat Zones: **4 Hot Water Baseboard, Electric Basebd,
Gas**

Parking Spaces: **4 --**

Living Area Source: **Other**

Cool Zones: **Window AC**

Approx. Street Frontage:

Living Area Disclosures: **Lower Level is COMPLETELY finished w/800 sqft of living area**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Cathedral Ceilings, Ceiling Fan(s), Hard Wood Floor, Bay / Bow / Box Window(s)
Dining Room:	1		Stone / Ceramic Tile Floor, Bay / Bow / Box Window(s)
Family Room:	B		Fireplace
Kitchen:	1		Fireplace, Hard Wood Floor, Stone / Granite / Solid Countertops
Master Bedroom:	1		Full Bath, Walk-in Closet, Wall to Wall Carpet, Closet
Bedroom 2:	B		--
Bedroom 3:	B		--
Bath 1:	1		Full Bath, Stone / Ceramic Tile Floor
Bath 2:	B		Full Bath, Stone / Ceramic Tile Floor
Laundry:	B		--

Features

Appliances: **Wall Oven, Dishwasher, Countertop Range, Refrigerator**
 Basement: **Yes Full, Finished, Walk Out, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **200 Amps**
 Exterior: **Wood**
 Exterior Features: **Deck, Inground Pool, Storage Shed**
 Foundation Size: **1104**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tankless**
 Lot Description: **Wooded, Sloping**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, Private Sewerage**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **New Septic System was installed in 2006 - Pool is INGROUND**
 Exclusions:
 Home Own Assn:
 HOA Mandatory:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1974** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **M:013.0 B:1857 L:0000.0**
 Assessed: **\$331,300**
 Tax: **\$4158** Tax Year: **2010**
 Book: **41542** Page: **309**
 Cert: **00098183**
 Zoning Code: **RB**
 Map: **013** Block: **1857** Lot: