



**MLS # 71202524 - Active  
Single Family - Detached**

**7 Fisher St  
Uxbridge, MA 01569-1951  
Worcester County**

List Price: **\$254,900**

Style: **Ranch**  
Total Rooms: **5**  
Full/Half/Master Baths: **1/0/**  
Grade School:  
High School:

Color: **WHITE**  
Bedrooms: **2**  
Fireplaces: **0**  
Middle School:

Directions: **East St to Fisher St - 5-10 Minutes from 146 & Center of Uxbridge -  
25 Min to Providence & Worcester**

**Remarks**

**LOOKING FOR THE PERFECT PLACE TO CALL HOME ONCE YOU RETIRE? You got it! This well maintained 1200+ sqft home offers one floor living at it's finest in the perfect location. Features include an oversized bathroom, 2x6 exterior walls, sprinkler system, spacious garage, first floor laundry room, large deck for entertaining and a walk-out basement just waiting to be finished! Spend 5 minutes on the front porch and you'll want to call it home! Ask your REALTOR for GUIDED ONLINE VIDEO SHOWING LINK!**

**Property Information**

Approx. Living Area: **1236 sq. ft.**      Approx. Acres: **1.57 (68389 sq. ft.)**      Garage Spaces: **2 Attached**  
Living Area Includes:      Heat Zones: **Hot Water Baseboard, Oil**      Parking Spaces: **10 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:  
Living Area Disclosures: **Possible to add 1000+ sqft w/finished basement**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Wall to Wall Carpet, Bay / Bow / Box Window(s)
Dining Room:	1		--
Kitchen:	1		Skylight
Master Bedroom:	1		Wall to Wall Carpet, Closet
Bedroom 2:	1		Wall to Wall Carpet, Closet
Bath 1:	1		Full Bath
Laundry:	1		Closet
Workshop:	B		--

**Features**

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Electric: **220 Volts, 200 Amps**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck**  
Flooring: **Wall to Wall Carpet, Hardwood**  
Foundation Size: **1236**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil, Tank**  
Insulation: **Full, Fiberglass**  
Lot Description: **Corner, Wooded, Paved Drive**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, Private Sewerage**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures: **Agent is related to sellers. Sellers keeping current range and will replace w/another working one.**  
Exclusions: **Refrigerator, woodstoves in basement, workshop machinery, 2 birdbaths, 3 bird houses and park bench.**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built: **1993** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #: **M:036.0 B:0554 L:0000.0**  
Assessed: **\$283,600**  
Tax: **\$3891** Tax Year: **2011**  
Book: **14534** Page: **112**  
Cert:  
Zoning Code: **RC**  
Map: Block: Lot:

**Firm Remarks**

**Please share FULL ONLINE VIDEO SHOWING LINK with your buyer: [www.chris-whitten.com/7](http://www.chris-whitten.com/7)**

**Market Information**

**Market Information**

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Listing Date: **3/19/2011**

Listing Market Time: MLS# has been on for **199** day(s)

Days on Market: Property has been on the market for a total of **199** day(s) Office Market Time: Office has listed this property for **199** day(s)

Expiration Date: **10/19/2011**

Original Price: **\$284,900**

Off Market Date:

Sale Date:

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