

John Wilson  
Bella Real Estate  
781-690-4297

MLS # 73101325 - New  
Single Family - Detached



91 Hunter Road  
Uxbridge, MA 01569-1153  
Worcester County  
Style: Colonial  
Color: Biege  
Grade School:  
Middle School:  
High School:  
Approx. Acres: 1.09 (47,480 SqFt)  
Handicap Access/Features:  
Directions: Douglas Street to Hunter Road  
Next Open House: Saturday, April 22, 2023 12:00 PM - 2:00 PM  
Event Type: In-Person

List Price: \$659,000

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

### Remarks

Welcome to your new home in the charming town of Uxbridge. This classic 4-bedroom, 2.5-bathroom home is located in an established neighborhood & offers the perfect balance of comfort and style. The interior features a tastefully renovated chef's kitchen, with custom cherry cabinets, a Wolf induction cooktop, double convection ovens, Fisher & Paykel dishwasher, plus a 10-foot island with split-level seating. Perfect for entertaining, the open-concept floorplan flows seamlessly into the living room & sunroom, which overlooks the fully fenced backyard & the inviting inground pool. Upstairs, an expansive master suite awaits, boasting large closets plus an additional bonus space, currently used as a home office, offers endless possibilities, such as a walk-in closet, nursery, or exercise room. Each of the other 3 bedrooms is flooded with natural light and offers ample storage space. Relax in the beautifully landscaped yard, easily accessible from the walkout basement with recreation room.

### Property Information

Approx. Living Area Total: 2,628 SqFt  
Approx. Above Grade: 2,628 SqFt  
Living Area Disclosures: Buyer to confirm all dimensions. See attached floor plan as guide  
Living Area Includes Below-Grade SqFt: No  
Approx. Below Grade:  
Living Area Source: Measured  
Heat Zones: 5 Hot Water Baseboard, Oil  
Cool Zones: Central Air  
Parking Spaces: 6 Off-Street  
Garage Spaces: 2 Attached, Garage Door Opener  
Disclosures: See attached seller's disclosure. Some window sills need to be replaced

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14'2X17'4	Fireplace, Flooring - Wall to Wall Carpet, Recessed Lighting
Dining Room:	1	15'6X12'0	Flooring - Hardwood, Open Floor Plan
Kitchen:	1	29'6X11'7	Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Remodeled
Main Bedroom:	2	18'11X23'6	Bathroom - Full, Closet - Linen, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	16'1X11'8	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	16'1X11'8	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11'11X12	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		-
Sun Room:	1	14'6X10	Ceiling Fan(s), Ceiling - Beamed, Flooring - Wall to Wall Carpet
Bonus Room:	B	30X30	-

### Features

Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Vent Hood  
Area Amenities: Stables, Highway Access  
Basement: Yes Full, Partially Finished, Walk Out, Interior Access, Exterior Access  
Beach: No  
Construction: Frame  
Electric: 220 Volts  
Exterior Features: Deck, Pool - Inground, Storage Shed, Professional Landscaping, Sprinkler System, Fenced Yard  
Flooring: Tile, Wall to Wall Carpet, Hardwood  
Foundation Size:  
Foundation Description: Poured Concrete  
Hot Water: Oil  
Insulation: Full  
Lot Description: Fenced/Enclosed  
Road Type: Public  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: City/Town Sewer  
Terms: Contract for Deed  
Water Utilities: City/Town Water  
Waterfront: No

### Other Property Info

Disclosure Declaration: Yes  
Exclusions:  
Facing Direction: West  
Home Own Assn: No  
Lead Paint: None  
UFFI: Warranty Features:  
Year Built: 1995 Source: Public Record  
Year Built Description: Actual, Renovated Since  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

### Tax Information

Pin #:  
Assessed: \$488,400  
Tax: \$6,813 Tax Year: 2023  
Book: 20972 Page: 127  
Cert:  
Zoning Code: RC  
Map: Block: Lot:

### Compensation

Sub-Agent: Not Offered Buyer Agent: 2.5%  
Facilitator: TBN  
Compensation Based On: Net Sale Price

### Office/Agent Information

Listing Office: Bella Real Estate (508) 269-0509  
Listing Agent: Isobel Wilson (508) 269-0509  
Team Member(s): John Wilson (781) 690-4297  
Sale Office:  
Sale Agent:  
Listing Agreement Type: Exclusive Right to Sell  
Entry Only: No  
Showing: Sub-Agent: Sub-Agency Relationship Not Offered  
Showing: Buyer-Agent: Call List Agent, Accompanied Showings  
Showing: Facilitator: Call List Agent, Accompanied Showings  
Special Showing Instructions: Private showings available Fri April 21st by appointment

### Firm Remarks

All wall mounted TV's will convey with the property. Washer & Dryer are negotiable. Primary suite added in 2006 is not reflected on the field card.

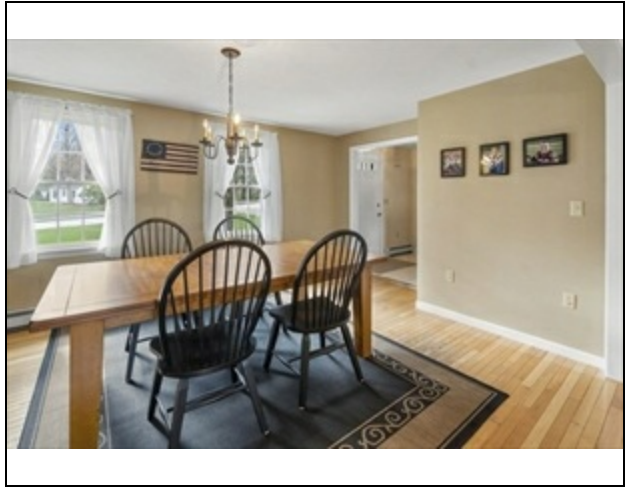
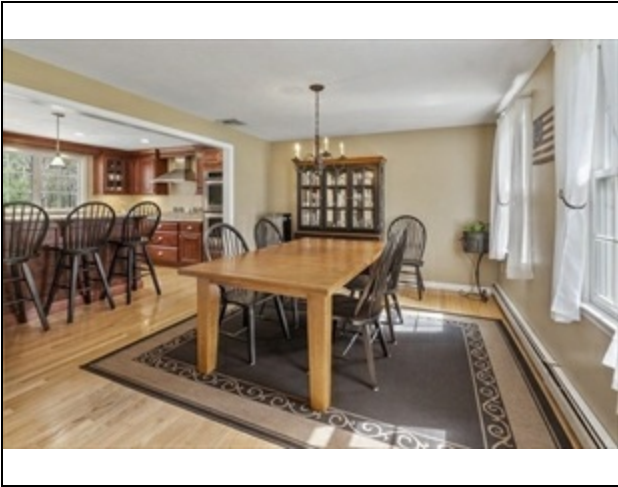
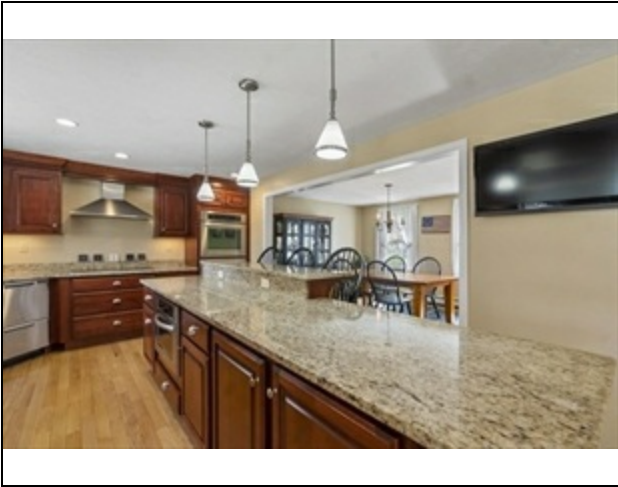
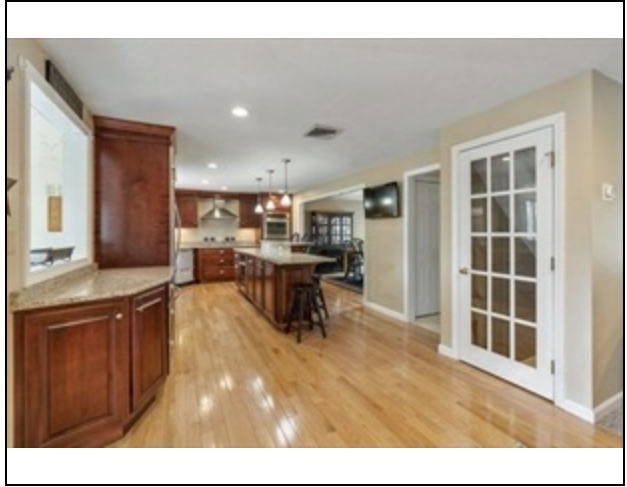
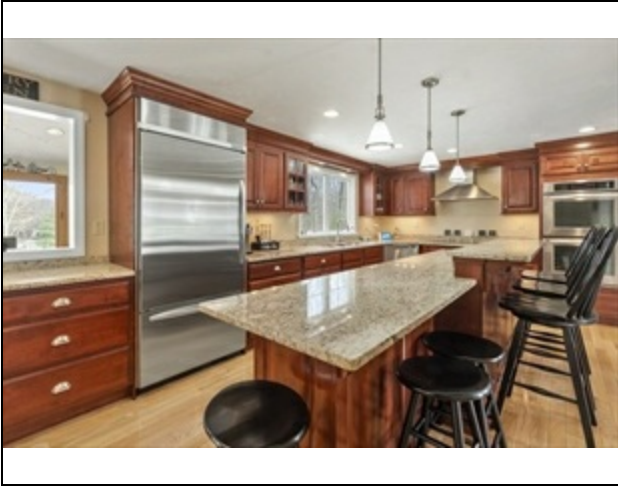
### Market Information

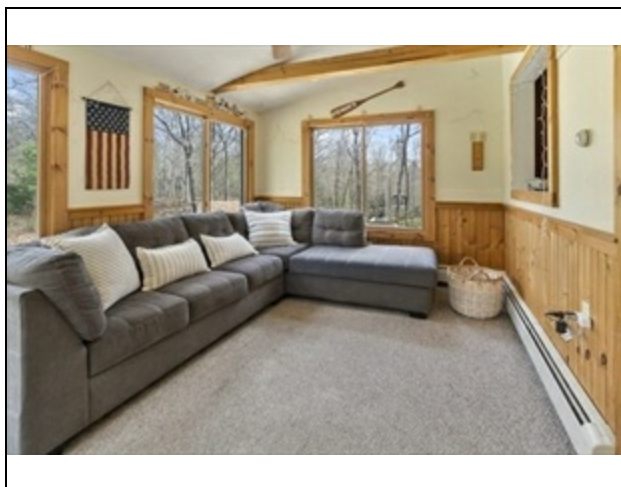
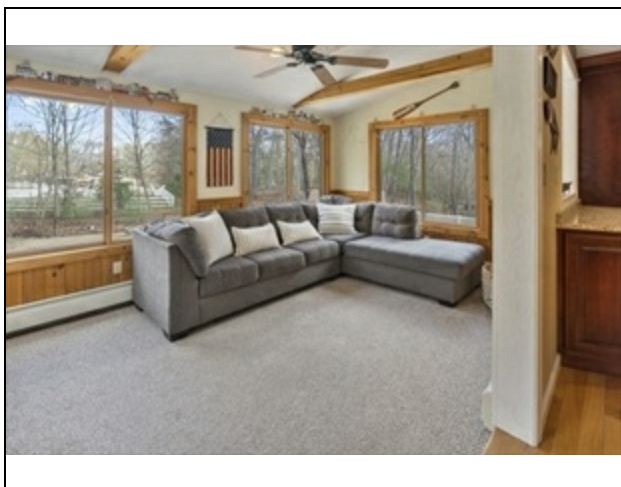
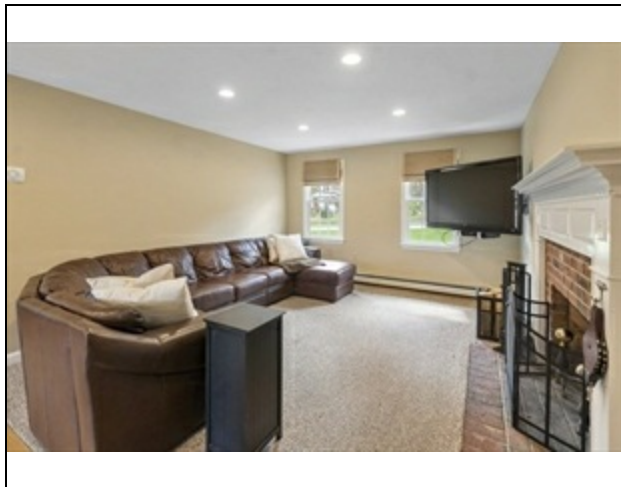
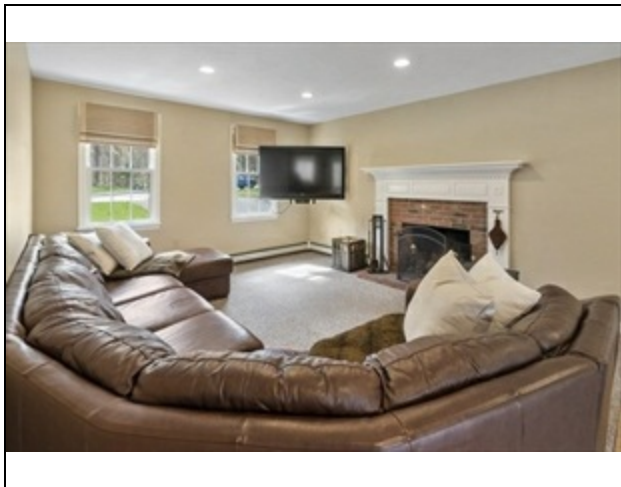
Listing Date: 4/20/2023  
Days on Market: Property has been on the market for a total of 0 day(s)  
Expiration Date:  
Original Price: \$659,000  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)  
Office Market Time: Office has listed this property for 0 day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

### Market History for 91 Hunter Road, Uxbridge, MA 01569-1153

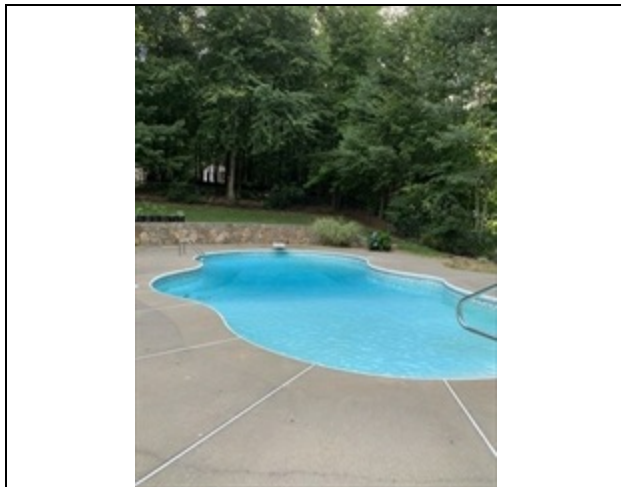
MLS #	Date		DOM	DTO	Price
73101325	4/20/2023	Listed for <b>\$659,000</b>			
		Isobel Wilson	0		\$659,000
<b>Market History for Bella Real Estate (AN6374)</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		





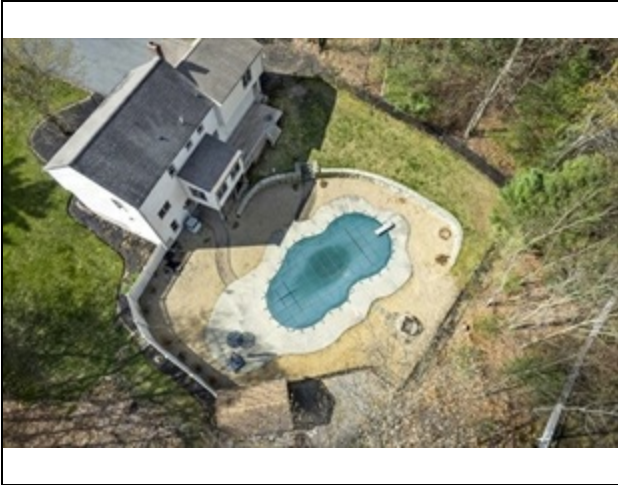
**Sun Room**

**Sun Room**



**Swimming Pool**

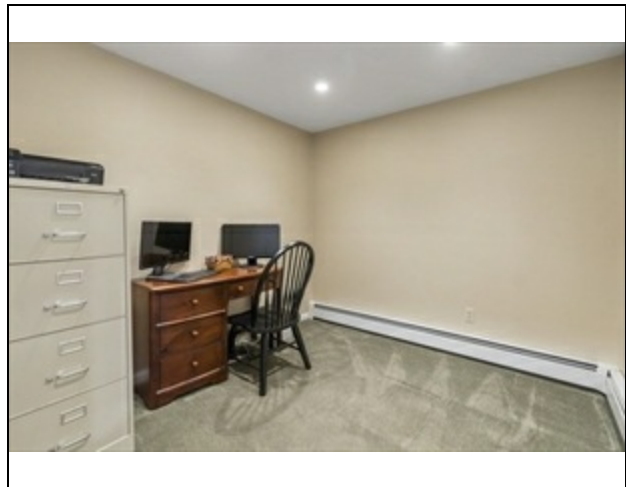
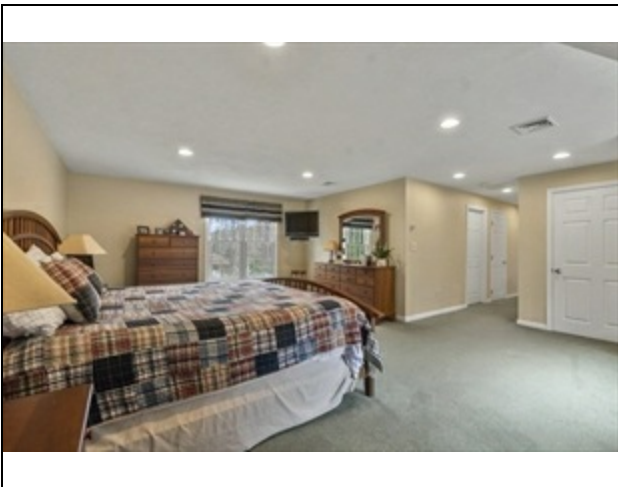
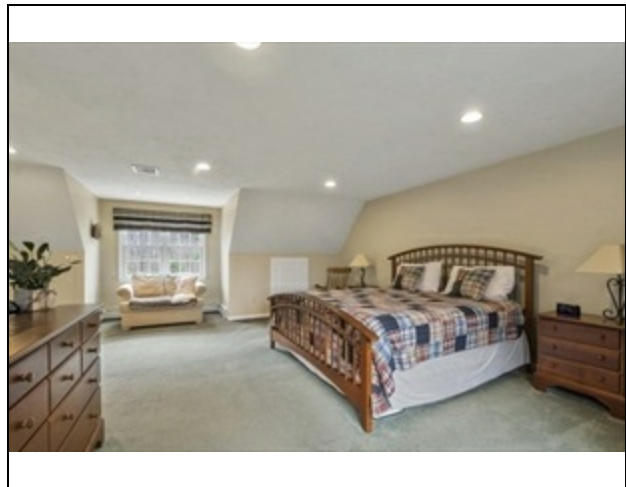
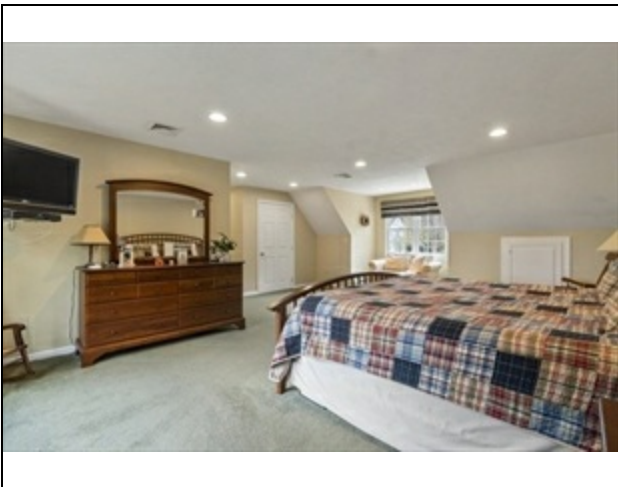
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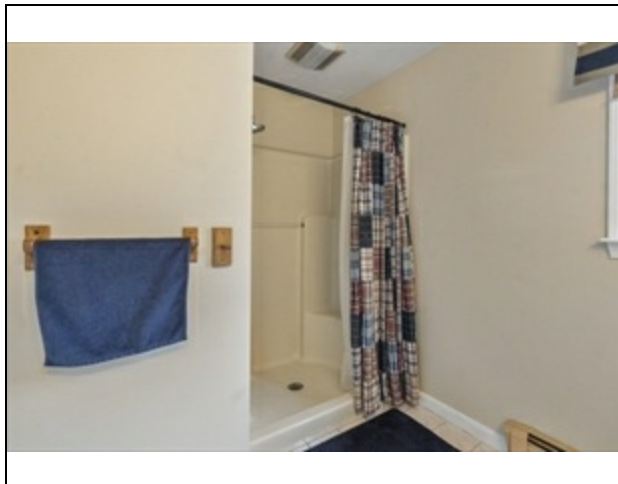
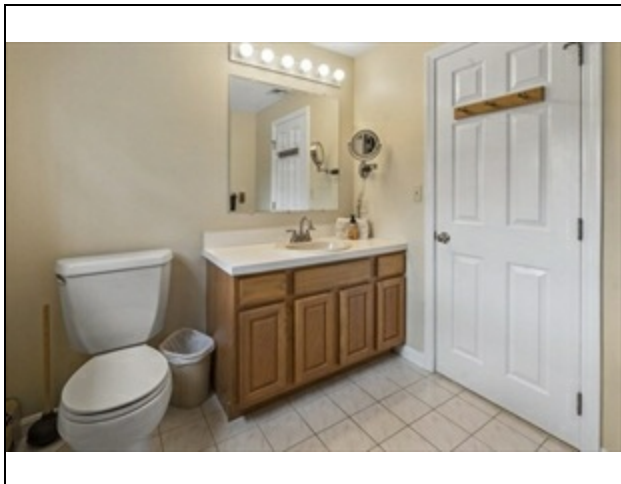


**Aerial View**

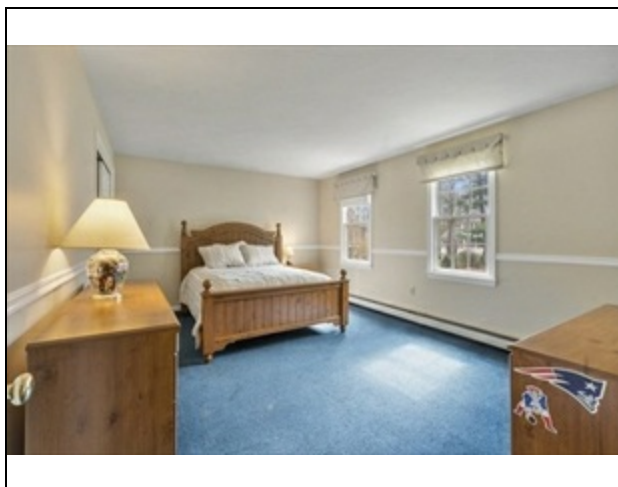
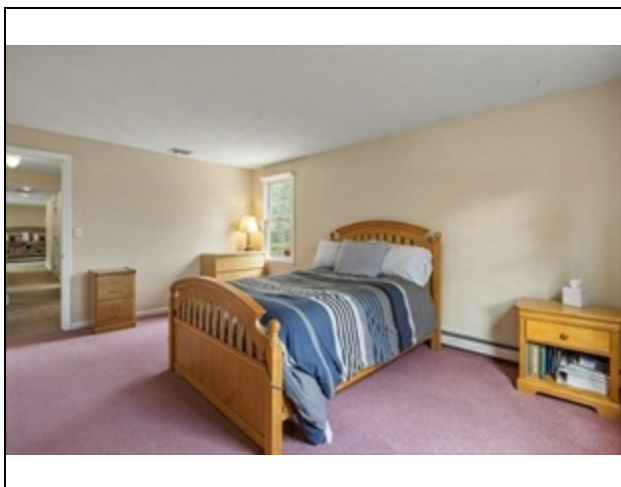
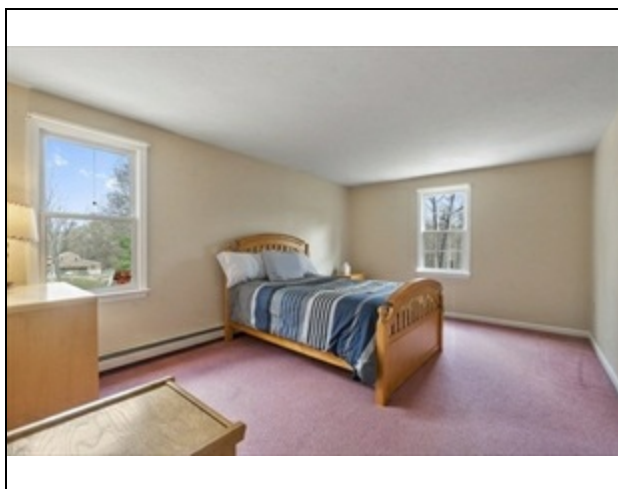
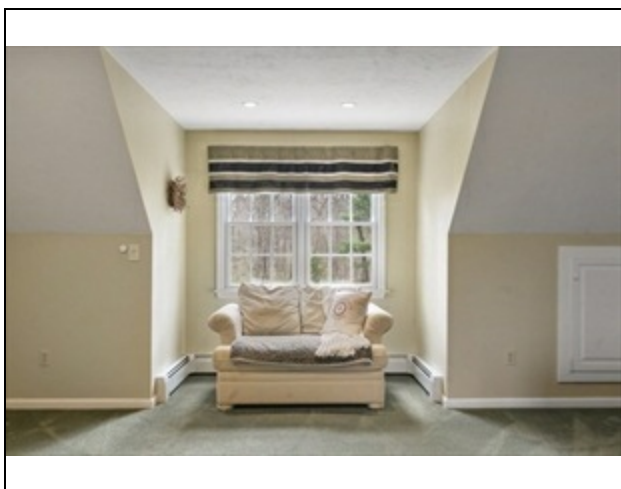


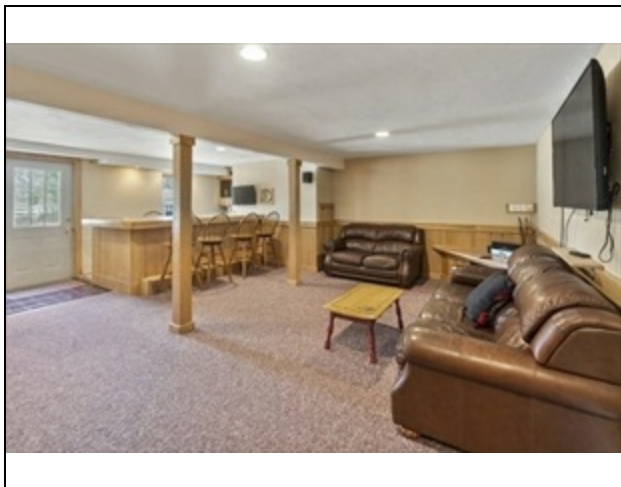
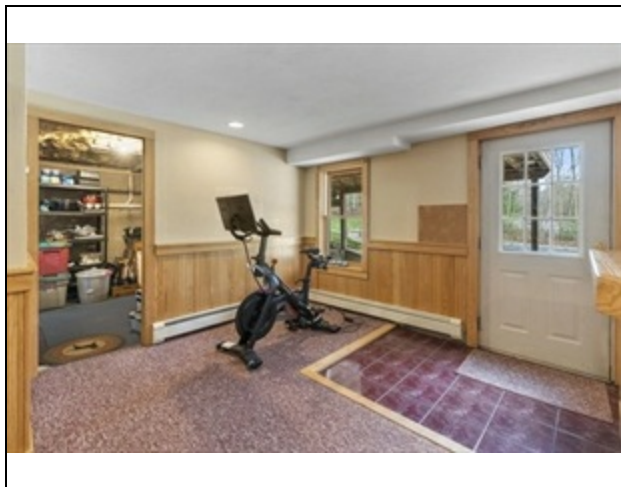
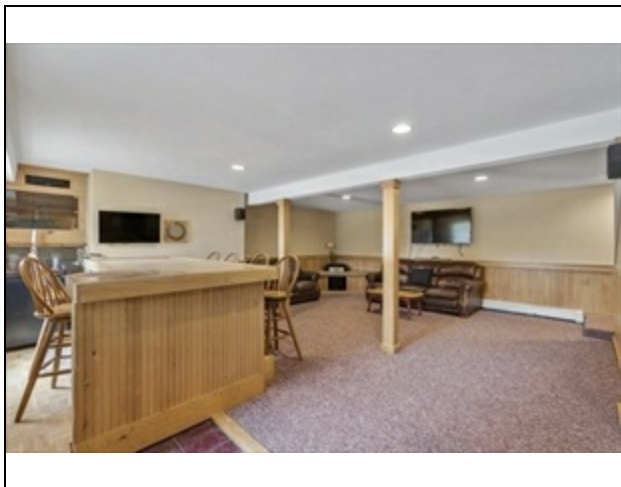
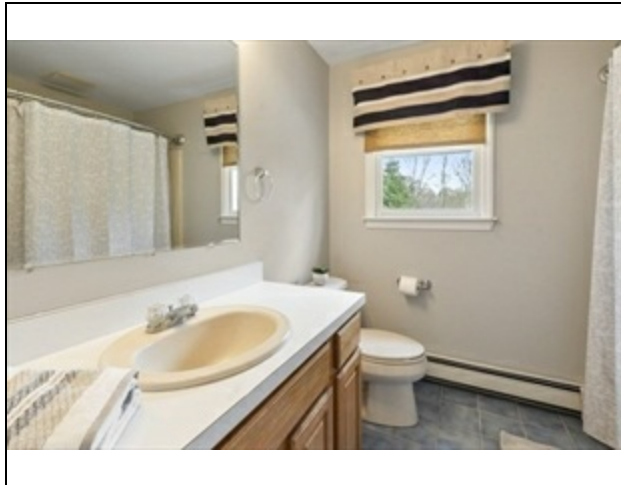
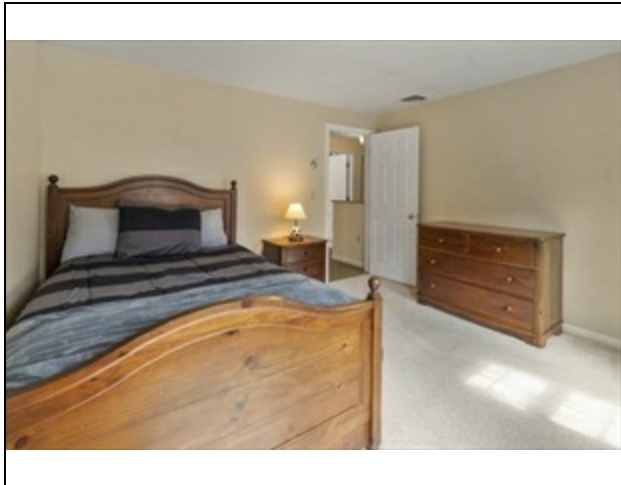
**Exterior - Back**

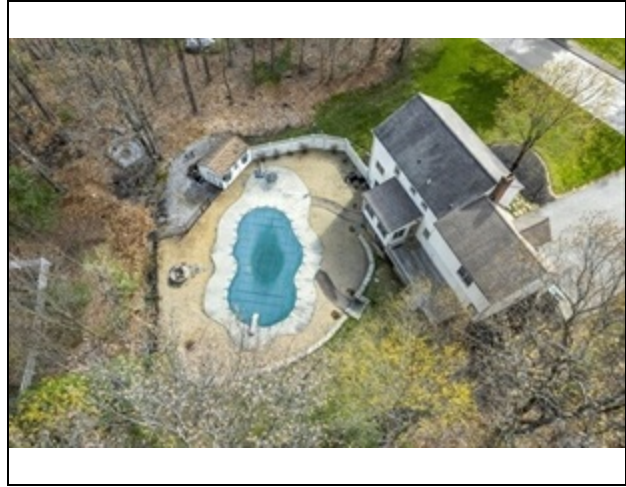




**Bathroom - Full**







**Aerial View**



**Aerial View**



**Aerial View**



**Aerial View**



**Aerial View**



