#### John Wilson Bella Real Estate 781-690-4297

			781-690-4	1297		
			MLS # 73122228 - Under Agreeme	ont		
	AL AND		Single Family - Detached			
AND A REAL PROPERTY AND A			04 Central Street aston, MA 02375	List Price: \$4	List Price: \$435,000	
			sristol County			
		S	Style: Cottage, Bungalow		Total Rooms: 5 Bedrooms: 2	
			olor:	Bedrooms: 2		
			Grade School: Bathrooms: 1f Oh		.f 0h	
		and the second se	Middle School: Main Bath:			
			ligh School:			
			pprox. Acres: 0.32 (13,939 SqFt)			
		and the second	Handicap Access/Features: Directions: GPs friendly address			
		L				
Remarks						
large closets). The kitche office/playroom/storage	en has granite count . In addition to the	ers, SS app interior fea	liances, ample storage & overlooks the gorgeo tures, this property boasts a one-car detached	us back deck and fully fenced yard. garage for extra storage options &	If loors that flow through to the two bedrooms ( each with The versatile walk-up attic gives you many options for plenty of off-street parking. The large fully fenced backyard rovide the perfect spots to sip your morning coffee or	
Property Informat	tion					
		Living Area Includes Below-Grade SqFt: N	No Living Area Source: Public Record			
Approx. Above Grade: 939 SqFt			Approx. Below Grade:		•	
Living Area Disclosures:						
Heat Zones: Oil			Coc	ol Zones: None		
Parking Spaces: 3 Off-Str	eet		Gar	age Spaces: 1 Detached		
Disclosures: Some peeling	g paint on porch/de	cks. Propert	ty being sold "as is" . Buyer to conduct own du	e diligence		
Room Levels, Din	nensions and l	Features	;			
Room	Level	Size	Features			
Living Room:	1		Flooring - Hardwood			
Dining Room:	1		Flooring - Hardwood			
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Deck - Exterior, Exterior Access, Stainless Steel Appliances			
Main Bedroom:	1		Flooring - Hardwood			
Bedroom 2:						
Laundry:	В		-			
Bonus Room:			-			
Features					Other Property Info	
Appliances: Range, Dishwasher, Refrigerator					Disclosure Declaration: No	
Basement: Yes Full, Walk Out, Interior Access, Sump Pump, Radon Remediation System, Unfinished Basement					Exclusions:	
Beach: No					Home Own Assn:	
Exterior Features: Porch, Covered Patio/Deck, Fenced Yard					Lead Paint: Unknown	
Foundation Size:					UFFI: Warranty Features:	
Foundation Description: Fieldstone					Year Built: 1930 Source: Public Record	
Lot Description: Fenced/Enclosed, Level					Year Built Description: Actual, Renovated Since	
Sewer Utilities: Private Sewerage - Title 5: Pass					Year Round:	
Terms: Contract for Deed					Short Sale w/Lndr. App. Req: No	
Water Utilities: City/Town Waterfront: No	Lender Owned: No					
waterfront: NO					Tax Information	
					Pin #:	

Assessed: **\$348,300** Tax: **\$5,082** Tax Year: **2023** Book: **16167** Page: **43** Cert: Zoning Code: . Map: Block: Lot:

Compensation
Sub-Agent: Not Offered
Buyer Agent: 2.5%

Facilitator: TBN Compensation Based On: Gross/Full Sale Price

#### **Office/Agent Information**

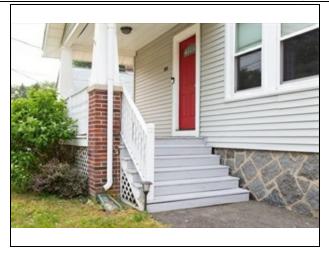
Listing Office: Bella Real Estate []; (508) 269-0509 Listing Office: Sobel Wilson []; (508) 269-0509 Team Member(s):John Wilson []; (781) 690-4297 Sale Office: Sale Agent: Listing Agreement Type: Exclusive Right to Sell Entry Only: No Showing: Sub-Agency Relationship Not Offered Showing: Sub-Agency Relationship Not Offered Showing: Buyer-Agent: Call List Agent, Accompanied Showings Showing: Instructions: Private showings available by appointment Firm Remarks The seller would prefer a closing date of August 7th or an early close with U&O until that date. Buyer personal letters will not be presented Market Information

#### Listing Date: 6/8/2023

Days on Market: Property has been on the market for a total of **18** day(s) Expiration Date: Original Price: **\$435,000** Off Market Date: **6/26/2023** Ant. Sale Date: **8/4/2023** Offer Date: **6/13/2023** Days to Offer: **5**  Listing Market Time: MLS# has been on for **18** day(s) Office Market Time: Office has listed this property for **18** day(s) Cash Paid for Upgrades: Seller Concessions at Closing:

#### Single Family - Detached List Price: \$435,000













# Single Family - Detached List Price: \$435,000

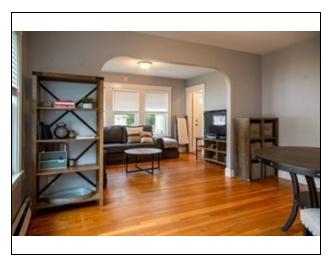












# Single Family - Detached List Price: \$435,000

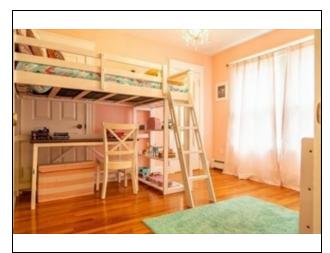












# Single Family - Detached List Price: \$435,000







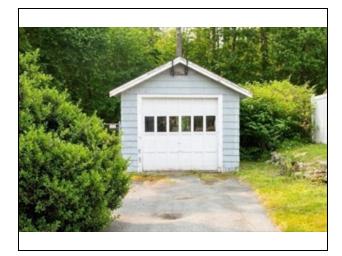




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