

Subject: sold & under agreement
From: <leerealty@charter.net>
Date: Tue, 28 Jun 2005 10:16:41 -0400
To: <realestate10@whereitis.com>



**MLS # 70075822 - Sold
 Single Family - Detached**

29 Union Point Road List Price: **\$240,000**
Webster, MA 01570 Sale Price: **\$230,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **4** Bedrooms: **1**
 Full/Half/Master Baths: **1/0/No** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions: **Rte. 395/ Exit 1, left off exit, 1st left**

Remarks

Charming year-round cottage style home on the Webster Lake. Your own waterfront property with dock space. Picture/bay window overlooking the lake. Diningroom with vaulted ceiling, fireplace and wood stove. New roof, electric hot water heater, windows and floor. Updated electrical. Too many extras to list... come sit on the deck and enjoy the panoramic view!

Property Information

| | | |
|-----------------------------------|--|----------------------|
| Approx Lot Size: 6534 sqft | Approx Gross Living Area: 698 sqft | Home Own Assn: |
| Approx Acres: 0.15 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: ft | Foundation Size: 0x0 | HOA Fee : \$ |
| Waterfront/Beach: Yes/No | Garage/Parking Spaces: 0/1 | Sewer Dist: |
| Exterior Color: Green | Heat/Cool Zones: 1/0 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|--|
| Living Room: | 1 | 9x17 | Fireplace, Cathedral Ceils, Ceiling Fans |
| Dining Room: | 1 | 10x17 | Bay/Bow Windows |
| Kitchen: | 1 | -- | -- |
| Master Bedroom: | 1 | -- | -- |
| Bath 1: | 1 | -- | -- |

Features

Style: **Cottage**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Shingles, Wood**
 Exterior Features: **Deck**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Partial**
 Insulation Feature: **Full**
 Electric Features: **100 Amps**
 Flooring: **Vinyl**
 Interior Features: **Cable Available**
 Heating: **Forced Air**
 Hot Water: **Propane Gas**
 Cooling: **None**
 Waterfront: **Lake**
 Road Type: **Public, Paved**

Other Property Info

Year Built: **1950**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Map:
 Lead Paint: **Unknown**
 Book: **20381**
 Page: **266**
 Cert:
 Block: Lot:
 UFFI: Warranty Available: **No**
 Assessed: **\$129,200**
 Tax: **\$1275.2**
 Fiscal Yr: **2004**
 Zoning: **Res**
 Disclosure Declaration: **Yes**

Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Wooded**
 Parking Features: **Off-Street**
 Amenities: **Golf Course, Medical Facility**
 Appliances: **Range, Microwave, Washer, Dryer**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Energy Features: **Insulated Windows, Insulated Doors**
 Adult Community: **No**

Disclosures: **Hook up to natural gas at street available**
 Exclusions: **All person items incl. furniture**

Office/Agent Information

Listing Office: **ERA Key Realty Services** (508) 234-0550
 Listing Agent: **Lenny Beatty** (508) 254-0057
 Team Member:
 Sale Office: **Coldwell Banker Residential Brokerage - Worcester - Park Ave.** (508) 795-7500
 Sale Agent: **Derek A. Alfama** (508) 635-6633
 Showing: Sub-Agent: **Call List Office, Call List Agent, Accompanied Showings, Sign**
 Special Instructions: **Accompanied-Call Listing Agent**
 Entry Only: **No**

Compensation
 Sub-Agent: **2.5**
 Buyer Agent: **2.5**
 Other:
 Buyer-Agent: **Call List Office, Call List Agent, Accompanied Showings, Sign**
 Listing Agreement Type: **Exclusive Right to Sell**

Firm Remarks

Showings must be accompanied

Market Information

Days on Market: **49** Financing: **Conv. Fixed**
 Listing Date: **8/10/2004**
 Expiration Date:
 Off Market Date: **8/20/2004**
 Sale Date: **9/29/2004**
 Original Price: **\$240,000**

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MLS # 70066696 - Sold
Single Family - Detached

5 Mark Avenue List Price: **\$349,000**
Webster, MA 01570 Sale Price: **\$320,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **5** Bedrooms: **3**
 Full/Half/Master Baths: **1/0/No** Fireplaces: **0**
 Grade School: Middle School:
 High School:
 Directions:

Remarks

WEBSTER 50FT WATERFRONT FAN-TAS-TIC VIEW SOUTH POND. RANCH, 5 RM, 3BD, 1BA, 1 CAR UNDER. STAIRS TO ATTIC, WALKOUT BASEMENT, FRESHLY PAINTED INTERIOR, NEW BATH, RECENT WINDOWS AND HEAT. YOUNG ROOF, ENCLOSED PORCH. ENJOY YRS OF BOATING, SKATING AND PICTURESQUE VIEWS.

Property Information

Approx Lot Size: **5227 sqft** Approx Gross Living Area: **988 sqft** Home Own Assn:
 Approx Acres: **0.11 acres** Gross Living Area Source: **Public Record** Assn Req:
 Approx Street Frontage: **ft** Foundation Size: **32x31** HOA Fee : **\$**
 Waterfront/Beach: **Yes/Yes** Garage/Parking Spaces: **1/3** Sewer Dist:

Exterior Color: **Blue**

Heat/Cool Zones: **1/0**

Basement: **Yes**

Year Round:

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|-----------------------------------|
| Living Room: | 1 | 21x12 | Ceiling Fans |
| Kitchen: | 1 | 13x9 | Ceiling Fans |
| Master Bedroom: | 1 | 9x12 | Ceiling Fans, Wall to Wall Carpet |
| Bedroom 2: | 1 | 9x12 | Ceiling Fans, Wall to Wall Carpet |
| Bedroom 3: | 1 | 11x12 | Wall to Wall Carpet |
| Bath 1: | 1 | | Full Bath |


Features

Style: **Ranch**
 Foundation: **Concrete Block**
 Construction: **Frame**
 Exterior: **Clapboard**
 Exterior Features: **Porch**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Walk Out, Garage Access**
 Insulation Feature: **Unknown**
 Electric Features: **Fuses**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Interior Features: **Cable Available, Walk-up Attic**
 Heating: **Forced Air, Oil**
 Hot Water: **Oil, Electric**
 Cooling: **None**
 Waterfront: **Lake**
 Miles to Beach: **1/10 to 3/10**
 Beach Description: **Lake/Pond**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Garage Parking: **Under**
 Amenities: **Shopping**
 Appliances: **Range, Refrigerator**
 Utility Connections: **for Gas Range**
 Energy Features: **Insulated Windows, Insulated Doors**

Other Property Info

Year Built: **1959**
 Year Built Source: **Owner**
 Year Built Desc: **Approximate**
 Map:
 Lead Paint: **Unknown**
 Book: **16633**
 Page: **6**
 Cert:
 Block: Lot:
 UFFI: Warranty Available:
 Assessed: **\$269,400**
 Tax: **\$2659**
 Fiscal Yr: **2004**
 Zoning: **res**
 Disclosure Declaration: **Yes**
 Disclosures: **SOME SEEPAGE,BUYER TO ASSUME BETTERMENT**
 Exclusions:

Office/Agent Information

| | |
|--|--|
| Listing Office: Century 21 Maher Real Estate  (508) 832-5831 | Compensation |
| Listing Agent: Diane Pacevicz (508) 752-2492 | Sub-Agent: 2.0 |
| Team Member: | Buyer Agent: 2.0 |
| Sale Office: Sterling Realty (508) 943-4900 | Other: |
| Sale Agent: Marc Becker () - | |
| Showing: Sub-Agent: Call List Agent | Buyer-Agent: Call List Agent |
| Special Instructions: | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Firm Remarks

CALL DIANE 508-832-5831 X 205.

Market Information

Days on Market: **60** Cumulative Days: **69** Financing: **Conv. Fixed**
 Listing Date: **7/22/2004**
 Expiration Date:
 Off Market Date: **9/20/2004**
 Sale Date: **10/29/2004**
 Original Price: **\$360,000**

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MLS # 70117575 - Sold
Single Family - Detached
11 Bates Point Road List Price: **\$429,900**
Webster, MA 01570 Sale Price: **\$429,900**
Worcester County
 Area:
 Pin #: **2531600050A000072.700000000000**
 Total Rooms: **7** Bedrooms: **4**
 Full/Half/Master Baths: **2/1/Yes** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions: **Route 395 - Exit 2 - Route 16- Off of Rte 16**

Remarks

This Spectacular Waterfront Colonial Located In Quiet Cove on Beautiful Webster Lake in Area of Newer Homes. The Impeccable Landscaping, Designed and Installed by Weston Nurseries, Includes 9 Zone Irrigation System, Custom Brick Walkway, Picket Cedar Fenced-in Backyard, and Natural Stone Steps Leading to Private Lake Frontage & Floating Dock. Living Room has Wonderful Marble Fireplace and Custom Mantle. Stainless Steel Appliances, 3 Zone Heat and AC. Walk-out Basement with French Doors!!!

Property Information

| | | |
|---------------------------------------|--|--------------------------|
| Approx Lot Size: 10018 sqft | Approx Gross Living Area: 2300 sqft | Home Own Assn: No |
| Approx Acres: 0.23 acres | Gross Living Area Source: Owner | Assn Req: No |
| Approx Street Frontage: 135 ft | Foundation Size: 33 x 29 | HOA Fee : \$ |
| Waterfront/Beach: Yes/No | Garage/Parking Spaces: 2/2 | Sewer Dist: |
| Exterior Color: Dark Beige | Heat/Cool Zones: 3/3 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|----------------------------|
| Living Room: | 1 | 14x13 | Fireplace, Hard Wood Floor |
| Dining Room: | 1 | 13x13 | Hard Wood Floor |
| Kitchen: | 1 | 22x13 | Ceramic Tile Floor |
| Master Bedroom: | 2 | 16x14 | Wall to Wall Carpet |
| Bedroom 2: | 2 | 10x13 | Wall to Wall Carpet |
| Bedroom 3: | 2 | 12x9 | Wall to Wall Carpet |
| Bedroom 4: | 2 | 25x18 | Wall to Wall Carpet |
| Laundry: | 1 | | Ceramic Tile Floor |

Features



Style: **Colonial**
 Foundation: **Poured Concrete**
 Construction: **Modular, Other (See Remarks)**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Covered Patio/Deck, Gutters, Prof. Landscape, Sprinkler System, Screens, Fenced Yard, Satellite Dish**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Walk Out, Interior Access**
 Insulation Feature: **Full, Fiberglass**
 Electric Features: **110 Volts, Circuit Breakers, 200 Amps**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Heating: **Central Heat, Forced Air, Propane**
 Hot Water: **Electric**
 Cooling: **Central Air**
 Waterfront: **Lake, Dock/Mooring, Frontage**
 Beach Description: **Lake/Pond**
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
 Sewer and Water: **City/Town Water**
 Lot Description: **Paved Drive**

Other Property Info

Year Built: **2002**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Map: **50**
 Lead Paint: **None**
 Book: **27184**
 Page: **315**
 Cert:
 Block: **A** Lot:
 UFFI: **No** Warranty Available: **No**
 Assessed: **\$311,000**
 Tax: **\$2690.15**
 Fiscal Yr: **2005**
 Zoning: **LAKE RES**
 Disclosure Declaration: **No**
 Disclosures: **Water/Sewer Betterment Paid by Sellers**
 Exclusions:

Parking Features: **Off-Street**
 Garage Parking: **Attached, Storage**
 Amenities: **Shopping**
 Appliances: **Range, Dishwasher, Dryer**
 Utility Connections: **for Gas Range, for Gas Dryer**
 Terms Feature: **Contract for Deed**
 Adult Community: **No**

Office/Agent Information

| | |
|--|--|
| Listing Office: Century 21 Circle Real Estate  (508) 429-5700 | Compensation |
| Listing Agent: John Szolomayer (508) 259-4788 | Sub-Agent: 2.5 |
| Team Member: | Buyer Agent: 2.5 |
| Sale Office: Century 21 Circle Real Estate  (508) 429-5700 | Other: 2.5 |
| Sale Agent: John Szolomayer (508) 259-4788 | |
| Showing: Sub-Agent: Sign,  Call MA-Pass at 508-389-1780 | Buyer-Agent: Sign,  Call MA-Pass at 508-389-1780 |
| Special Instructions: Call Mass Pass for Appointment | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

| | |
|----------------------------------|-------------------------------|
| Days on Market: 86 | Financing: Conv. Fixed |
| Listing Date: 11/15/2004 | |
| Expiration Date: | |
| Off Market Date: 2/9/2005 | |
| Sale Date: 3/11/2005 | |
| Original Price: \$474,900 | |

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MLS # 70076184 - Sold
Single Family - Detached

29 Beacon Rd. List Price: **\$429,900**
Webster, MA 01570 Sale Price: **\$410,000**
Worcester County

Area:
 Pin #:
 Total Rooms: **5** Bedrooms: **2**
 Full/Half/Master Baths: **2/0/No** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions:

Remarks

Webster Lake waterfront with 100' of sandy beach shoreline and a gorgeous view! New replacement windows, roof an a vinyl siiding! Come enjoy waterfront living year round!

Property Information

| | | |
|------------------------------------|--|----------------------|
| Approx Lot Size: 11326 sqft | Approx Gross Living Area: 1204 sqft | Home Own Assn: |
| Approx Acres: 0.26 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: ft | Foundation Size: 1,204sq' | HOA Fee : \$ |
| Waterfront/Beach: Yes/Yes | Garage/Parking Spaces: 1/2 | Sewer Dist: |
| Exterior Color: | Heat/Cool Zones: 2/0 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|



Features

Other Property Info

Style: **Cape**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Enclosed Porch**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full**
 Electric Features: **Circuit Breakers**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Heating: **HW Radiators**
 Hot Water: **Tankless**
 Cooling: **None**
 Waterfront: **Lake**
 Miles to Beach: **0 to 1/10 Mile**
 Beach Description: **Lake/Pond**
 Beach Ownership: **Private**
 Road Type: **Public, Paved**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Parking Features: **Off-Street**
 Garage Parking: **Under**
 Energy Features: **Insulated Windows**
 Terms Feature: **Contract for Deed**
 Adult Community: **No**

Year Built: **1940**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Map:
 Lead Paint: **Unknown**
 Book: **0000**
 Page: **0000**
 Cert:
 Block: Lot:
 UFFI: **No** Warranty Available: **No**
 Assessed: **\$311,900**
 Tax: **\$3078.45**
 Fiscal Yr: **2004**
 Zoning: **lake res**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:

Office/Agent Information

| | |
|---|--|
| Listing Office: Kelly Real Estate  (508) 949-3200 | Compensation |
| Listing Agent: Dana Kelly () - | Sub-Agent: 2% |
| Team Member: | Buyer Agent: 2% |
| Sale Office: Kelly Real Estate  (508) 949-3200 | Other: |
| Sale Agent: Dana Kelly () - | |
| Showing: Sub-Agent: Call List Office, Accompanied Showings | Buyer-Agent: Call List Office, Accompanied Showings |
| Special Instructions: | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

| | |
|-----------------------------------|-------------------------------|
| Days on Market: 31 | Financing: Conv. Fixed |
| Listing Date: 8/12/2004 | |
| Expiration Date: | |
| Off Market Date: 9/12/2004 | |
| Sale Date: 11/1/2004 | |
| Original Price: \$429,900 | |

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MLS # 70024486 - Sold
Single Family - Detached

131 South Shore Rd List Price: **\$459,900**
Webster, MA 01570 Sale Price: **\$420,000**
Worcester County

Area:
 Pin #:
 Total Rooms: **7** Bedrooms: **4**
 Full/Half/Master Baths: **1/1/** Fireplaces: **1**
 Grade School: **Park Ave** Middle School: **Sitkowski**
 High School: **Bartlett Jr/Sr**
 Directions: **395S-Exit2-L@Rt16-R@Killdeer-L@Sout Shore**

Remarks

50' Water Frontage on Beautiful Webster Lake!!Great Location!!Fabulous Views of Middle Pond!!Beautiful Sunrises!!Low Maintenance Yard!!Front Decking with Lower Level Deck!!Beautifully Landscaped!!Great Area for Boating and Swimming!!Sandy Bottom!!Family Room is Possible 4th Bedroom!!Stairs in Bedroom 2 Lead to Loft Storage/Sleeping Area!! Be Out on the Lake in Time for Summer!!

Property Information

| | | |
|--------------------------------------|--|----------------------|
| Approx Lot Size: 6970 sqft | Approx Gross Living Area: 1536 sqft | Home Own Assn: |
| Approx Acres: 0.16 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: 50 ft | Foundation Size: 24x40 + 7x10 | HOA Fee : \$ |
| Waterfront/Beach: Yes/No | Garage/Parking Spaces: 0/2 | Sewer Dist: |
| Exterior Color: Grey | Heat/Cool Zones: / | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|--|
| Living Room: | 1 | 20x22 | Fireplace |
| Dining Room: | 1 | 10x12 | Wall to Wall Carpet |
| Family Room: | 1 | 10x11 | Wall to Wall Carpet |
| Kitchen: | 1 | 8x10 | -- |
| Master Bedroom: | 2 | 11x18 | Cathedral Ceils, Ceiling Fans, Wall to Wall Carpet |
| Bedroom 2: | 2 | 8x10 | Cathedral Ceils, Wall to Wall Carpet |
| Bedroom 3: | 2 | 7x9 | Wall to Wall Carpet |
| Bath 1: | 1 | 7x10 | Half Bath, Skylight, Linen Closet |
| Bath 2: | 2 | | Full Bath |
| Other: | 1 | 10x32 | Ceiling Fans, Ceramic Tile Floor, Balcony/Deck |

Features

Style: **Colonial**
 Foundation: **Other (See Remarks)**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Fenced Yard**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Crawl, Dirt Floor**
 Insulation Feature: **Full**
 Electric Features: **200 Amps**
 Flooring: **Tile, Wall to Wall Carpet**
 Heating: **Forced Air, Oil, Gas**
 Hot Water: **Propane Gas**
 Cooling: **Window AC**
 Waterfront: **Lake, Frontage**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Other (See Remarks)**
 Parking Features: **Off-Street**
 Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**

Other Property Info

Year Built: **1930**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Map: **58**
 Lead Paint: **Unknown**
 Book: **13759**
 Page: **345**
 Cert:
 Block: **D Lot: 34**
 UFFI: **Warranty Available:**
 Assessed: **\$314,500**
 Tax: **\$3104.12**
 Fiscal Yr: **2004**
 Zoning: **Lake Res.**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions: **Personal Property**

Office/Agent Information

| | |
|---|--|
| Listing Office: Century 21 Lake Realty (508) 943-9306 | Compensation |
| Listing Agent: Jules Lusignan () - | Sub-Agent: 2% |
| Team Member: | Buyer Agent: 2% |
| Sale Office: Century 21 Lake Realty (508) 943-9306 | Other: |
| Sale Agent: Sharon Pelletier () - | |
| Showing: Sub-Agent: Call List Office, Accompanied Showings, Appointment Required | Buyer-Agent: Call List Office, Accompanied Showings, Appointment Required |
| Special Instructions: Accompanied w/ 24 Hour Notice!! | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

Days on Market: **30** Financing: **Conv. Fixed**

Listing Date: **4/26/2004**
 Expiration Date:
 Off Market Date: **5/26/2004**
 Sale Date: **6/29/2004**
 Original Price: **\$459,900**

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**MLS # 70027788 - Sold
 Single Family - Detached**

29 Hall Rd. List Price: **\$469,900**
Webster, MA 01570 Sale Price: **\$420,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **8** Bedrooms: **4**
 Full/Half/Master Baths: **2/1/Yes** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions:

Remarks

Gracious hip roof colonial on Webster Lake! Gorgeous fireplaced familyroom! Jacuzzi master bathroom! 8'slider opens to huge deck! Professionally landscaped with irrigation system! 100'cove frontage on Webster Lake! Broker owned! Seller to pay betterments! Seller has scheduled weed control to clean up frontage.

Property Information

Approx Lot Size: **15987 sqft** Approx Gross Living Area: **2240 sqft** Home Own Assn: **No**
 Approx Acres: **0.36 acres** Gross Living Area Source: **Owner** Assn Req:
 Approx Street Frontage: **ft** Foundation Size: **28x40** HOA Fee : **\$**
 Waterfront/Beach: **Yes/No** Garage/Parking Spaces: **2/4** Sewer Dist:
 Exterior Color: **vanilla** Heat/Cool Zones: **2/1** Basement: **Yes**
 Year Round: **Yes**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|--|
| Living Room: | 1 | 14x17 | Hard Wood Floor |
| Dining Room: | 1 | 11x14 | Hard Wood Floor |
| Family Room: | 1 | 13x18 | Half Bath, Fireplace, Hard Wood Floor |
| Kitchen: | 1 | 19x11 | Ceramic Tile Floor |
| Master Bedroom: | 2 | 13x19 | Full Bath, Walk-in Closet, Ceramic Tile Floor, Wall to Wall Carpet |
| Bedroom 2: | 2 | 11x14 | Wall to Wall Carpet |
| Bedroom 3: | 2 | 12x13 | Wall to Wall Carpet |
| Bedroom 4: | 2 | 12x16 | Wall to Wall Carpet |

Features

Style: **Colonial**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Gutters, Sprinkler System, Screens, Fenced Yard**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Walk Out, Interior Access, Concrete Floor**
 Insulation Feature: **Full, Fiberglass**
 Electric Features: **Circuit Breakers**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Cable Available**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tankless, Separate Booster**



Other Property Info

Year Built: **2002**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Map:
 Lead Paint: **None**
 Book: **22616**
 Page: **280**
 Cert:
 Block: Lot:
 UFFI: **No** Warranty Available: **No**
 Assessed: **\$282,018**
 Tax: **\$2783.52**
 Fiscal Yr: **2004**

Cooling: **Central Air**
 Waterfront: **Lake, Frontage**
 Road Type: **Public, Paved**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Parking Features: **Off-Street**
 Garage Parking: **Attached**
 Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Energy Features: **Insulated Windows**
 Terms Feature: **Contract for Deed**
 Adult Community: **No**

Zoning: **lake res**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:

Office/Agent Information

| | |
|---|--|
| Listing Office: Kelly Real Estate  (508) 949-3200 | Compensation |
| Listing Agent: Dana Kelly () - | Sub-Agent: 1.5% |
| Team Member: | Buyer Agent: 1.5% |
| Sale Office: Sullivan Real Estate Group  (508) 832-2262 | Other: |
| Sale Agent: Michael Girouard () - | |
| Showing: Sub-Agent: Call List Office, Call Owner, Accompanied Showings | Buyer-Agent: Call List Office, Call Owner, Accompanied Showings |
| Special Instructions: | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Firm Remarks

Broker Owned..

Market Information

| | |
|----------------------------------|------------------------|
| Days on Market: 92 | Financing: Cash |
| Listing Date: 5/3/2004 | |
| Expiration Date: | |
| Off Market Date: 8/3/2004 | |
| Sale Date: 9/15/2004 | |
| Original Price: \$499,900 | |

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**MLS # 70134311 - Sold
 Single Family - Detached**

| | |
|--|------------------------------|
| 12 Mark Ave. | List Price: \$489,900 |
| Webster, MA 01570 | Sale Price: \$489,900 |
| Worcester County | |
| Area: | |
| Pin #: | |
| Total Rooms: 8 | Bedrooms: 3 |
| Full/Half/Master Baths: 2/0/Yes | Fireplaces: 0 |
| Grade School: | Middle School: |
| High School: | |
| Directions: | |

Remarks

Beautiful lakefront home on Webster Lake. Very private tree lined, level lot with large stamped concrete patio, brick paver walkways, and grape vine arbor. Huge waterside deck with boat dock. All natural woodwork with raised panel solid wood doors. Hardwood and ceramic tile floors. Custom paint throughout. Redwood Sauna. A MUST SEE HOME !!!!! CALL FOR DETAILS.

Property Information

| | | |
|------------------------------------|--|----------------|
| Approx Lot Size: 12000 sqft | Approx Gross Living Area: 1775 sqft | Home Own Assn: |
|------------------------------------|--|----------------|

Approx Acres: **0.27 acres**
 Approx Street Frontage: **100 ft**
 Waterfront/Beach: **Yes/Yes**
 Exterior Color: **TAN**
 Year Round: **Yes**

Gross Living Area Source: **Owner**
 Foundation Size: **28 x 56**
 Garage/Parking Spaces: **0/6**
 Heat/Cool Zones: **2/2**

Assn Req:
 HOA Fee : **\$**
 Sewer Dist:
 Basement: **Yes**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|------|---|
| Living Room: | 1 | | Ceiling Fans, Hard Wood Floor, Balcony/Deck |
| Dining Room: | 1 | | Hard Wood Floor |
| Kitchen: | 1 | | Ceiling Fans, Ceramic Tile Floor, Pantry |
| Master Bedroom: | 1 | | Full Bath, Ceiling Fans, Walk-in Closet, Wall to Wall Carpet, Hot Tub/Spa |
| Bedroom 2: | 1 | | Wall to Wall Carpet |
| Bedroom 3: | 1 | | Wall to Wall Carpet |
| Laundry: | B | | -- |
| Play Room: | | | Steam/Sauna |
| Workshop: | | | -- |

Features

Style: **Raised/Emb.Ranch**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Patio, Gutters, Sprinkler System, Screens**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Interior Access, Bulkhead, Concrete Floor**
 Insulation Feature: **Full, Fiberglass**
 Electric Features: **200 Amps**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Sauna/Steam/Hot Tub**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tankless**
 Cooling: **Window AC**
 Waterfront: **Lake, Dock/Mooring**
 Miles to Beach: **1/2 to 1 Mile**
 Beach Description: **Lake/Pond**
 Beach Ownership: **Public**
 Road Type: **Public, Paved, Dead End**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Wooded**
 Parking Features: **Off-Street**
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**

Other Property Info

Year Built: **2001**
 Year Built Source: **Owner**
 Year Built Desc: **Actual**
 Map: **50**
 Lead Paint: **None**
 Book: **29598**
 Page: **254**
 Cert:
 Block: **A** Lot: **80-2**
 UFFI: **Warranty Available:**
 Assessed: **\$290,000**
 Tax: **\$2785.1**
 Fiscal Yr: **2005**
 Zoning: **LR**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:

Office/Agent Information

Listing Office: **Biando Realty (508) 832-8507**
 Listing Agent: **Robert M. Biando (508) 579-9394**
 Team Member:
 Sale Office: **Century 21 The Real Estate Grp (508) 478-8800 Ext. 139**
 Sale Agent: **Jason S. Tominsky (508) 400-7088**
 Showing: Sub-Agent: **Call List Agent**
 Special Instructions:
 Entry Only: **No**

Compensation

Sub-Agent: **2%**
 Buyer Agent: **2%**
 Other:
 Buyer-Agent: **Call List Agent**
 Listing Agreement Type: **Exclusive Right to Sell**

Market Information

Days on Market: **140** Financing: **Conv. ARM**
 Listing Date: **1/13/2005**

Expiration Date:
 Off Market Date: **5/27/2005**
 Sale Date: **6/2/2005**
 Original Price: **\$489,900**

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MLS # 70026087 - Sold
Single Family - Detached
39 Bates Point Road List Price: **\$499,500**
Webster, MA 01570 Sale Price: **\$460,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **7** Bedrooms: **3**
 Full/Half/Master Baths: **2/0/No** Fireplaces: **0**
 Grade School: Middle School:
 High School:
 Directions:

Remarks

First time offered!!! Immaculate waterfront home on South Pond, Webster Lake...beautiful, professionally landscaped lot...cathedraled living room with 16 x 24 ft. deck...beautiful view!

Property Information

| | | |
|---------------------------------------|--|----------------------|
| Approx Lot Size: 14500 sqft | Approx Gross Living Area: 1720 sqft | Home Own Assn: |
| Approx Acres: 0.33 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: 123 ft | Foundation Size: 24x36 | HOA Fee : \$ |
| Waterfront/Beach: Yes/Yes | Garage/Parking Spaces: 0/10 | Sewer Dist: |
| Exterior Color: tan | Heat/Cool Zones: 2/0 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|------|------------------------|
| Living Room: | 1 | | Cathedral Ceils |
| Dining Room: | 1 | | -- |
| Family Room: | B | | -- |
| Kitchen: | 1 | | -- |
| Master Bedroom: | B | | -- |
| Bedroom 2: | 1 | | -- |
| Bedroom 3: | B | | -- |
| Bath 1: | 1 | | -- |
| Bath 2: | B | | -- |
| Laundry: | B | | -- |

Features

Style: **Ranch**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior Features: **Porch, Enclosed Porch, Deck, Covered Patio/Deck, Gutters, Storage Shed, Prof. Landscape, Fenced Yard**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Finished, Walk Out, Interior Access, Concrete Floor**
 Insulation Feature: **Full, Fiberglass**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Cable Available**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tankless**
 Cooling: **None**

Other Property Info

Year Built: **1960**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual, Renovated Since**
 Map: **50**
 Lead Paint: **Unknown**
 Book: **7044**
 Page: **8**
 Cert:
 Block: **A** Lot: **68**
 UFFI: **Warranty Available**
 Assessed: **\$322,700**
 Tax: **\$3185.05**
 Fiscal Yr: **2004**

Waterfront: **Lake, Frontage**
 Beach Description: **Lake/Pond**
 Beach Ownership: **Private**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Other (See Remarks)**
 Parking Features: **Off-Street**
 Appliances: **Range, Dishwasher, Refrigerator**
 Energy Features: **Insulated Windows, Insulated Doors**

Zoning: **Lake Res.**
 Disclosure Declaration: **Yes**
 Disclosures: **Living area includes finished lower level. Betterments paid.**
 Exclusions:

Office/Agent Information

| | |
|---|--|
| Listing Office: Sterling Realty (508) 943-4900 | Compensation |
| Listing Agent: Marc Becker () - | Sub-Agent: 2 |
| Team Member: | Buyer Agent: 2 |
| Sale Office: Sterling Realty (508) 943-4900 | Other: |
| Sale Agent: Marc Becker () - | |
| Showing: Sub-Agent: Call List Office, Accompanied Showings | Buyer-Agent: Call List Office, Accompanied Showings |
| Special Instructions: 24 Hr. Notice Please | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

| | |
|-----------------------------------|-------------------------------|
| Days on Market: 95 | Financing: Conv. Fixed |
| Listing Date: 4/28/2004 | |
| Expiration Date: | |
| Off Market Date: 8/23/2004 | |
| Sale Date: 9/23/2004 | |
| Original Price: \$529,900 | |

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MLS # 70130178 - Sold
Single Family - Detached
10 Indian Point Road
Webster, MA 01570
Worcester County
 Area:
 Pin #:
 Total Rooms: **6**
 Full/Half/Master Baths: **2/0/No**
 Grade School:
 High School:
 Directions: **Rt 395S, Ex2Lf, Rt16, Rt @ Lodge Rest, Killdeer I. Rd. 1mi, Ind**

| |
|------------------------------|
| List Price: \$529,000 |
| Sale Price: \$515,000 |
| Bedrooms: 2 |
| Fireplaces: 1 |
| Middle School: |

Remarks

Built in 1997 this Waterfront Home boasts one of the Lake's finest locations from the fireplace living room to the 3 season porch, waterviews from every room, truly an incredible way to live.

Property Information

| | | |
|--------------------------------------|--|--------------------------|
| Approx Lot Size: 5200 sqft | Approx Gross Living Area: 1600 sqft | Home Own Assn: No |
| Approx Acres: 0.11 acres | Gross Living Area Source: Owner | Assn Req: No |
| Approx Street Frontage: 50 ft | Foundation Size: 30 x 46 | HOA Fee : \$ |
| Waterfront/Beach: Yes/No | Garage/Parking Spaces: 1/2 | Sewer Dist: |
| Exterior Color: Beige | Heat/Cool Zones: 2/1 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|--------------|----------|--------------|---|
| Living Room: | 1 | 13x11 | Fireplace, Ceiling Fans, Bay/Bow Windows |

| | | | |
|-----------------|---|-------|-----------------|
| Dining Room: | 1 | 13x11 | Bay/Bow Windows |
| Kitchen: | 1 | 13x11 | Ceiling Fans |
| Master Bedroom: | 1 | 12x14 | -- |
| Bedroom 2: | 1 | 12x12 | -- |
| Bath 1: | 1 | 10x6 | -- |
| Laundry: | 1 | 9x6 | -- |

Features

Style: **Split Entry**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Enclosed Porch, Gutters, Storage Shed, Fenced Yard**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Partially Finished, Walk Out, Concrete Floor**
 Insulation Feature: **Full**
 Electric Features: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Interior Features: **Cable Available, Walk-up Attic**
 Heating: **Central Heat, Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tankless**
 Cooling: **Central Air**
 Waterfront: **Lake, Frontage**
 Beach Description: **Lake/Pond**
 Road Type: **Public, Publicly Maint.**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Parking Features: **Off-Street**
 Garage Parking: **Under**
 Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**
 Adult Community: **No**

Other Property Info

Year Built: **1997**
 Year Built Source: **Owner**
 Year Built Desc: **Actual**
 Map:
 Lead Paint: **None**
 Book: **642**
 Page: **316**
 Cert:
 Block: Lot: **4RW**
 UFFI: **No** Warranty Available: **No**
 Assessed: **\$230,000**
 Tax: **\$3400**
 Fiscal Yr: **2004**
 Zoning: **Lake Res**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions: **China Cabinets in Dining Room**

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Worcester - Shrewsbury St. (508) 756-1203** **Compensation**
 Listing Agent: **Paul F. Fenuccio (508) 365-3745** Sub-Agent: **2.5**
 Team Member: Buyer Agent: **2.5**
 Sale Office: **Coldwell Banker Residential Brokerage - Worcester - Shrewsbury St. (508) 756-1203** Other: **2.5**
 Sale Agent: **Fran Lekstrom (508) 365-3577**
 Showing: Sub-Agent: **Call List Agent, Accompanied Showings, Appointment Required** Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
 Special Instructions: **24 Hour Notice to Show** Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**

Market Information

Days on Market: **111** Financing: **Other**
 Listing Date: **1/4/2005**
 Expiration Date:
 Off Market Date: **4/25/2005**
 Sale Date: **6/17/2005**
 Original Price: **\$529,000**

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MLS # 70148228 - Sold



Single Family - Detached

15 Beacon Road List Price: **\$535,000**
Webster, MA 01570 Sale Price: **\$535,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **6** Bedrooms: **2**
 Full/Half/Master Baths: **2/0/Yes** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions: **395-S to Exit #2 left, take first right ,then left on Beacon**

Remarks

Immaculate!!! Contemporary waterfront home. Set on professionally landscaped grounds. Southern exposure, with "Million Dollar View" of lake! Gourmet kitchen has Italian tile and stainless steel appliances! Living room with fieldstone fireplace. Dining room & sun room with 4 sets sliders that lead out to wrap around deck to enjoy beautiful sunrises and sunsets!! Master bedroom has gorgeous views of the lake! Won't last long!!! Move in for Springtime pleasure!

Property Information

| | | |
|-----------------------------------|--|----------------------|
| Approx Lot Size: 5227 sqft | Approx Gross Living Area: 1620 sqft | Home Own Assn: |
| Approx Acres: 0.11 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: ft | Foundation Size: 30 x 30 + | HOA Fee : \$ |
| Waterfront/Beach: Yes/No | Garage/Parking Spaces: 1/4 | Sewer Dist: |
| Exterior Color: Tan | Heat/Cool Zones: / | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 14x12 | Fireplace, Wall to Wall Carpet |
| Dining Room: | 1 | 19x16 | Cathedral Ceils, Wall to Wall Carpet |
| Kitchen: | 1 | 12x7 | Ceramic Tile Floor |
| Master Bedroom: | 2 | 16x11 | Full Bath, Wall to Wall Carpet |
| Bedroom 2: | 2 | 10x7 | Wall to Wall Carpet |
| Laundry: | B | | -- |
| Sun Room: | 1 | 15x9 | Cathedral Ceils, Hard Wood Floor |
| Office: | B | 13x10 | -- |

Features

Style: **Contemporary**
 Foundation: **Concrete Block**
 Construction: **Frame**
 Exterior: **Wood**
 Exterior Features: **Deck, Prof. Landscape**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Partially Finished, Concrete Floor**
 Insulation Feature: **Full**
 Electric Features: **Circuit Breakers, 200 Amps**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Cable Available**
 Heating: **Electric Basebd**
 Hot Water: **Electric, Leased Heater**
 Cooling: **None**
 Waterfront: **Lake, Dock/Mooring, Frontage**
 Miles to Beach: **1/2 to 1 Mile**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Parking Features: **Off-Street**
 Garage Parking: **Attached, Garage Door Opener**
 Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Other Property Info

Year Built: **1935**
 Year Built Source: **Public Record**
 Year Built Desc: **Renovated Since**
 Map:
 Lead Paint: **Unknown**
 Book: **23076**
 Page: **15**
 Cert:
 Block: Lot:
 UFFI: **Warranty Available:**
 Assessed: **\$291,500**
 Tax: **\$2877**
 Fiscal Yr: **2004**
 Zoning: **Res**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:

Utility Connections: **for Electric Range, Washer Hookup**
 Adult Community: **No**

Office/Agent Information

Listing Office: **Century 21 Maher Real Estate** (508) 832-5831 **Compensation**
 Listing Agent: **Francis Gaudette** (508) 864-3808 Sub-Agent: **2.0**
 Team Member: Buyer Agent: **2.0**
 Sale Office: **Century 21 Maher Real Estate** (508) 832-5831 Other:
 Sale Agent: **Francis Gaudette** (508) 864-3808
 Showing: Sub-Agent: **Call List Agent, Lock Box, Appointment Required** Buyer-Agent: **Call List Agent, Lock Box, Appointment Required**
 Special Instructions: **Deferred showings until "OPEN HOUSE" on Sunday Feb. 27,2005** Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**

Firm Remarks

SHOWINGS DEFERRED UNTIL 2/27. OPEN HOUSE 1TO3pm.

Market Information

Days on Market: **8** Financing: **Conv. Fixed**
 Listing Date: **2/21/2005**
 Expiration Date:
 Off Market Date: **3/1/2005**
 Sale Date: **5/9/2005**
 Original Price: **\$535,000**

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MLS # 70009423 - Sold
Single Family - Detached
49 Birch Island Road List Price: **\$549,900**
Webster, MA 01570 Sale Price: **\$528,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **6** Bedrooms: **3**
 Full/Half/Master Baths: **2/0/No** Fireplaces: **2**
 Grade School: Middle School:
 High School:
 Directions:

Remarks

102' Waterfront Contemporary - Breathtaking sunsets from fantastic deck - oak kitchen with slider to deck, loft den overlooking lake. Fire placed living room, master bedroom w/sauna, double garage. 2 stone fireplaces - A MUST SEE!!

Property Information

Approx Lot Size: **7650 sqft** Approx Gross Living Area: **2664 sqft** Home Own Assn:
 Approx Acres: **0.17 acres** Gross Living Area Source: **Public Record** Assn Req:
 Approx Street Frontage: **96 ft** Foundation Size: **varies** HOA Fee : **\$**
 Waterfront/Beach: **Yes/Yes** Garage/Parking Spaces: **2/2** Sewer Dist:
 Exterior Color: **Gray** Heat/Cool Zones: **1/0** Basement: **No**
 Year Round: **Yes**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|--------------|-------|-------|--|
| Living Room: | 2 | 21x25 | Fireplace |
| Family Room: | 3 | 15x19 | Fireplace, Cathedral Ceils, Interior Balcony |
| Kitchen: | 1 | 18x20 | Ceramic Tile Floor |

| | | | |
|-----------------|---|-------|--|
| Master Bedroom: | 2 | 13x23 | Wall to Wall Carpet, Balcony/Deck, Steam/Sauna |
| Bedroom 2: | 3 | 9x11 | Wall to Wall Carpet, Interior Balcony |
| Bedroom 3: | 3 | 11x13 | Wall to Wall Carpet, Interior Balcony |
| Bath 1: | 2 | | Full Bath |
| Bath 2: | 3 | | Full Bath |
| Laundry: | 1 | -- | |

Features

Style: **Contemporary**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Wood**
 Exterior Features: **Enclosed Porch, Deck**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Crawl**
 Insulation Feature: **Full**
 Electric Features: **Circuit Breakers**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Cable Available, Sauna/Steam/Hot Tub**
 Heating: **Electric Basebd**
 Hot Water: **Electric**
 Cooling: **None**
 Waterfront: **Lake, Frontage**
 Miles to Beach: **0 to 1/10 Mile**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Other (See Remarks)**
 Parking Features: **Off-Street**
 Garage Parking: **Attached**
 Amenities: **Public Transportation**
 Appliances: **Range, Dishwasher, Refrigerator**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer**
Hookup
 Energy Features: **Insulated Windows**
 Adult Community: **No**

Other Property Info

Year Built: **1974**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Map: **57**
 Lead Paint: **Unknown**
 Book: **9775**
 Page: **308**
 Cert:
 Block: **B** Lot: **7**
 UFFI: Warranty Available: **No**
 Assessed: **\$354,600**
 Tax: **\$3499.9**
 Fiscal Yr: **2004**
 Zoning: **Lake/Res**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions: **Tiffany lamp in kitchen**

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Worcester - Park Ave.  (508) 795-7500**
 Listing Agent: **Sandra Grzyb (508) 943-6960**
 Team Member:
 Sale Office: **Coldwell Banker Residential Brokerage - Worcester - Park Ave.  (508) 795-7500**
 Sale Agent: **Sarah Christie (508) 963-7303**
 Showing: Sub-Agent: **Call List Agent**
 Special Instructions: **24 Hour Accompanied Showing!**
 Entry Only: **No**

Compensation

Sub-Agent: **2**
 Buyer Agent: **2**
 Other:
 Buyer-Agent: **Call List Agent**
 Listing Agreement Type: **Exclusive Right to Sell**

Market Information

Days on Market: **244** Financing: **Conv. Fixed**
 Listing Date: **3/22/2004**
 Expiration Date:
 Off Market Date: **11/22/2004**
 Sale Date: **1/13/2005**
 Original Price: **\$599,900**

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**MLS # 70051233 - Sold
Single Family - Detached**

82 Lakeside Ave. List Price: **\$579,900**
Webster, MA 01570 Sale Price: **\$660,000**
Worcester County
 Area:
 Pin #:
 Total Rooms: **6** Bedrooms: **3**
 Full/Half/Master Baths: **3/0/Yes** Fireplaces: **1**
 Grade School: Middle School:
 High School:
 Directions: **LOWER GORE TO LAKESIDE**

Remarks

2600 SQ. FT. THREE STORY COLONIAL ON SOUTH POND! PANORAMIC VIEWS...FACES WEST...TERRACED LOT...BEAUTIFUL SUNSETS! BOAT HOUSE...PROFESSIONALLY LANDSCAPED...FARMER'S PORCH...54' WATERFRONT LOT \$225,000...WHOLE PACKAGE \$725,000.

Property Information

| | | |
|-----------------------------------|--|----------------------|
| Approx Lot Size: 9700 sqft | Approx Gross Living Area: 2640 sqft | Home Own Assn: |
| Approx Acres: 0.22 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: ft | Foundation Size: 20x44 | HOA Fee : \$ |
| Waterfront/Beach: Yes/Yes | Garage/Parking Spaces: 1/8 | Sewer Dist: |
| Exterior Color: yellow | Heat/Cool Zones: / | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|--------------------|
| Living Room: | 1 | 20x16 | -- |
| Family Room: | B | 18x35 | -- |
| Kitchen: | 1 | 20x22 | Dining Area |
| Master Bedroom: | 2 | 20x13 | -- |
| Bedroom 2: | 2 | 12x13 | -- |
| Bedroom 3: | 2 | 21x12 | -- |
| Bath 1: | 1 | -- | -- |
| Bath 2: | 2 | -- | -- |
| Bath 3: | B | -- | -- |
| Laundry: | 1 | -- | -- |

Features

Style: **Colonial**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Patio, Storage Shed, Prof. Landscape, Sprinkler System**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Finished, Walk Out, Interior Access, Concrete Floor**
 Electric Features: **Circuit Breakers, 200 Amps**
 Interior Features: **Cable Available**
 Heating: **Forced Air, Electric Basebd, Oil**
 Hot Water: **Oil**
 Cooling: **None**
 Waterfront: **Lake, Frontage**
 Beach Description: **Lake/Pond**
 Beach Ownership: **Private**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer and Water: **Private Water, Private Sewerage**
 Lot Description: **Paved Drive, Additional Land Avail.**
 Parking Features: **Off-Street**

Other Property Info

Year Built: **1950**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual, Renovated Since**
 Map: **45**
 Lead Paint: **Unknown**
 Book: **11175**
 Page: **69**
 Cert:
 Block: **A** Lot: **23**
 UFFI: **Warranty Available:**
 Assessed: **\$374,300**
 Tax: **\$3840**
 Fiscal Yr: **2004**
 Zoning: **Lake Res.**
 Disclosure Declaration: **Yes**
 Disclosures: **WATER/SEWER IN ST.....NOT CONNECTED**
 Exclusions: **SEE AGENT**

Garage Parking: **Detached, Storage**
 Appliances: **Range, Dishwasher, Refrigerator**
 Energy Features: **Insulated Windows**

Office/Agent Information

| | |
|---|--|
| Listing Office: Sterling Realty (508) 943-4900 | Compensation |
| Listing Agent: Marc Becker () - | Sub-Agent: 2 |
| Team Member: | Buyer Agent: 2 |
| Sale Office: Sterling Realty (508) 943-4900 | Other: |
| Sale Agent: Marc Becker () - | |
| Showing: Sub-Agent: Call List Office, Accompanied Showings | Buyer-Agent: Call List Office, Accompanied Showings |
| Special Instructions: | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

| | |
|-----------------------------------|------------------------|
| Days on Market: 54 | Financing: Cash |
| Listing Date: 6/17/2004 | |
| Expiration Date: | |
| Off Market Date: 8/10/2004 | |
| Sale Date: 8/30/2004 | |
| Original Price: \$579,900 | |

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MLS # 70159124 - Under Agreement
Single Family - Detached
200 Killdeer Road List Price: **\$625,000**
Webster, MA 01570
Worcester County
 Area:
 Pin #: **2531600058A000000110000000000000**
 Total Rooms: **8** Bedrooms: **4**
 Full/Half/Master Baths: **3/0/No** Fireplaces: **1**
 Grade School: **Park Avenue** Middle School: **A J Sitkowski**
 High School: **Bartlett**
 Directions: **395S x2,L on Rt 16,R on Killdeer**

Remarks

Premier Waterfront Property with spectacular sunsets from 4 decks!! Totally remodeled in 2001, everything new. Move right in and enjoy a Natural sandy beach. 3 levels all with amazing views of lake. Professionally landscaped, second laundry in LL, too many amenities to mention here. Definitely not a drive-by. Aluminun/wood docks, all outside deck furniture, pool table and fish tank included. With appt & Prequal. only. Call now and get ready for summer. Shown only w/e's beginning on 3/20

Property Information

| | | |
|--------------------------------------|--|--------------------------|
| Approx Lot Size: 6002 sqft | Approx Gross Living Area: 2524 sqft | Home Own Assn: No |
| Approx Acres: 0.13 acres | Gross Living Area Source: Public Record | Assn Req: No |
| Approx Street Frontage: 50 ft | Foundation Size: 42x25/26x26 | HOA Fee : \$ |
| Waterfront/Beach: Yes/Yes | Garage/Parking Spaces: 2/4 | Sewer Dist: |
| Exterior Color: Grey/White | Heat/Cool Zones: 3/0 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 24x19 | Fireplace, Ceiling Fans, Wall to Wall Carpet, Balcony/Deck |
| Family Room: | B | 19x18 | Wall to Wall Carpet, Balcony/Deck |
| Kitchen: | 1 | 22x19 | Ceiling Fans, Hard Wood Floor, Dining Area, Pantry |
| Master Bedroom: | 2 | 20x16 | Cathedral Ceils, Ceiling Fans, Wall to Wall Carpet, Balcony/Deck |
| Bedroom 2: | 2 | 11x11 | Ceiling Fans, Wall to Wall Carpet |

| | | | |
|------------|---|-------|---|
| Bedroom 3: | 2 | 11x11 | Ceiling Fans, Wall to Wall Carpet |
| Bath 1: | 1 | 6x9 | Full Bath, Linen Closet, Ceramic Tile Floor |
| Bath 2: | 2 | 10x9 | Full Bath, Linen Closet, Ceramic Tile Floor |
| Bath 3: | B | 11x6 | Full Bath, Ceramic Tile Floor |
| Laundry: | 2 | 4x9 | -- |
| Bedroom: | B | 10x11 | Wall to Wall Carpet |

Features

Style: **Contemporary**
 Foundation: **Poured Concrete**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Covered Patio/Deck, Gutters, Prof. Landscape, Sprinkler System, Decor. Lighting, Screens**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Basement Features: **Full, Finished, Walk Out, Interior Access, Concrete Floor**
 Insulation Feature: **Full, Fiberglass**
 Electric Features: **Circuit Breakers, 200 Amps**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Interior Features: **Cable Available**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tank**
 Cooling: **None**
 Waterfront: **Lake**
 Miles to Beach: **0 to 1/10 Mile**
 Beach Description: **Lake/Pond**
 Beach Ownership: **Association**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Lot Description: **Paved Drive**
 Parking Features: **Off-Street**
 Garage Parking: **Attached, Garage Door Opener, Heated, Storage, Work Area**
 Amenities: **Shopping, Walk/Jog Trails, Medical Facility**
 Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**
 Adult Community: **No**

Other Property Info

Year Built: **2001**
 Year Built Source: **Owner**
 Year Built Desc: **Renovated Since**
 Map: **58**
 Lead Paint: **None**
 Book: **13778**
 Page: **75**
 Cert:
 Block: **A** Lot: **11**
 UFFI: **No** Warranty Available: **No**
 Assessed: **\$437,300**
 Tax: **\$3782**
 Fiscal Yr: **05**
 Zoning: **Lake Res**
 Disclosure Declaration: **Yes**
 Disclosures: **GLA ,inc 600sf LL,Bal on Sewer better to be pd by buyer**
 Exclusions:

Office/Agent Information

| | |
|--|---|
| Listing Office: RE/MAX One  (508) 987-5157 | Compensation |
| Listing Agent: Carolyn Smith () - | Sub-Agent: 0 |
| Team Member: | Buyer Agent: 2 |
| Sale Office: | Other: |
| Sale Agent: | |
| Showing: Sub-Agent: Call List Agent, Accompanied Showings, Appointment Required | Buyer-Agent: Call List Agent, Accompanied Showings, Appointment Required |
| Special Instructions: 48 hours notice required. Small Baby. Do not let dog out. | Listing Agreement Type: ER w/Var.Rate Comm. |
| Entry Only: No | |

Firm Remarks

Call Agent at 508-832-1405 for appt. 48 hrs notice req'd

Market Information

Days on Market: **69**
 Listing Date: **3/17/2005**
 Expiration Date:
 Off Market Date: **5/25/2005**

Ant. Sale Date: **6/30/2005**

Original Price: **\$625,000**

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MLS # 30814934 - Sold
Single Family - Detached

56/58 UNION POINT RD List Price: **\$1,150,000**
Webster, MA 01570 Sale Price: **\$1,150,000**
Worcester County
Area:
Pin #:
Total Rooms: **12** Bedrooms: **4**
Full/Half/Master Baths: **3/0/Yes** Fireplaces: **2**
Grade School: **PARK AVE ELEM.** Middle School: **SITKOWSKI**
High School: **BARTLETT JR/SR**
Directions: **I-395S XIT1/L ON RT193/1ST L UNION PT RD**

Remarks

232' COMBINED LAKEFRONT!!!6970SF SUBDIV LOT(56 UNION)W/50'!! SUBDIVIDED:58 UNION PT-\$925K; 56 UNION PT-\$325K-DET GAR/LOT! 56 (LOT) ONLY BEING SOLD SEPRATELY IF 58 (HOUSE) SELLS FIRST ROLLING LAWN!! IN-GROUND POOL AT LAKES EDGE!!! BOAT HOUSE!!!

Property Information

| | | |
|---------------------------------------|--|----------------------|
| Approx Lot Size: 28750 sqft | Approx Gross Living Area: 4200 sqft | Home Own Assn: |
| Approx Acres: 0.66 acres | Gross Living Area Source: Public Record | Assn Req: |
| Approx Street Frontage: 232 ft | Foundation Size: 28x64x46x24 | HOA Fee : \$0 |
| Waterfront/Beach: Yes/Yes | Garage/Parking Spaces: 4/6 | Sewer Dist: |
| Exterior Color: BROWN | Heat/Cool Zones: 5/0 | Basement: Yes |
| Year Round: Yes | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|---|
| Living Room: | 1 | 12x16 | Wall to Wall Carpet, Bay/Bow Windows |
| Dining Room: | 1 | 10x12 | Wall to Wall Carpet, Bay/Bow Windows |
| Family Room: | 1 | 17x23 | Fireplace, Wall to Wall Carpet, Bay/Bow Windows, Balcony/Deck |
| Kitchen: | 1 | 6x10 | -- |
| Master Bedroom: | 1 | 14x16 | Walk-in Closet, Hard Wood Floor, Wall to Wall Carpet |
| Bedroom 2: | 1 | 11x14 | Hard Wood Floor |
| Bedroom 3: | 1 | 12x12 | Hard Wood Floor |
| Bedroom 4: | 1 | 11x18 | Wall to Wall Carpet |
| Bath 1: | 1 | | Full Bath |
| Bath 2: | 1 | | Full Bath |
| Bath 3: | B | | Full Bath, Hot Tub/Spa |
| Laundry: | B | 10x8 | -- |
| OFF: | B | 7x9 | -- |
| Other: | B | 17x42 | Fireplace |

Features

Style: **Ranch**
Foundation: **Poured Concrete**
Construction: **Frame**
Exterior: **Wood**
Exterior Features: **Deck, Inground Pool, Hot Tub/Spa**
Roof Material: **Asphalt/Fiberglass Shingles**
Basement Features: **Full, Finished, Walk Out, Interior Access**
Insulation Feature: **Full, Fiberglass**
Electric Features: **200 Amps**
Flooring: **Wood, Wall to Wall Carpet**
Heating: **HW Radiators, Oil**

Other Property Info

Year Built: **1975**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Map: **55**
Lead Paint: **Unknown**
Book: **17298**
Page: **277**
Cert:
Block: **B** Lot: **21+**
UFFI: Warranty Available:
Assessed: **\$690,900**

Hot Water: **Oil**
Cooling: **Central Air**
Waterfront: **Lake, Frontage**
Beach Description: **Lake/Pond**
Beach Ownership: **Private**
Road Type: **Public, Paved**
Sewer and Water: **City/Town Water, City/Town Sewer**
Lot Description: **Paved Drive**
Parking Features: **Off-Street**
Garage Parking: **Attached, Detached, Heated**
Appliances: **Wall Oven, Dishwasher, Compactor, Countertop Range**
Energy Features: **Insulated Windows**

Tax: **\$6819.19**
Fiscal Yr: **2004**
Zoning: **LAKE RES**
Disclosure Declaration: **No**
Disclosures: **BETTERMENT PAID**
Exclusions:

Office/Agent Information

| | |
|---|--|
| Listing Office: Century 21 Lake Realty (508) 943-9306 | Compensation |
| Listing Agent: Jules Lusignan () - | Sub-Agent: 2% |
| Team Member: | Buyer Agent: 2% |
| Sale Office: Century 21 Maher Real Estate  (508) 832-5831 | Other: |
| Sale Agent: Heidi Kunkel (508) 943-0658 | |
| Showing: Sub-Agent: Call List Office, Accompanied Showings, Appointment Required | Buyer-Agent: Call List Office, Accompanied Showings, Appointment Required |
| Special Instructions: | Listing Agreement Type: Exclusive Right to Sell |
| Entry Only: No | |

Market Information

Days on Market: **172** Financing: **Cash**
Listing Date: **2/19/2004**
Expiration Date:
Off Market Date: **8/9/2004**
Sale Date: **8/30/2004**
Original Price: **\$1,150,000**

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