



Living Room

MLS # 73166840 - New Single Family - Detached

32 Whitcomb Dr
Lancaster, MA 01523
Worcester County

List Price: **\$418,000**

Style: **Ranch**
Color: **Tan**
Grade School: **Mary Rowlandson**
Middle School: **Luther Burbank**
High School: **Nashoba Reg.**
Approx. Acres: **0.29 (12,632 SqFt)**
Handicap Access/Features:
Directions: **Bolton Rd - Bigelow - Whitcomb or Main St - Whitcomb**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

This expansive ranch is located in a sweet neighborhood & offers a flexible floor plan. The 1st floor comprises 3 bedrooms with hardwood floors & great closet space. Recently updated in 2021, the bathroom features white subway tiles, a new vanity, & tile flooring. The dining room boasts hardwood floors and is situated next to the kitchen & living room, perfect for entertaining. The living room features a cozy fireplace, hardwood floors, & a large slider leading to the backyard & patio, which was added in 2019. A mudroom/home office with a door to the front porch provides a convenient entrance. The family room has a vaulted ceiling, large windows, and doors leading to both the 1-car garage & the back patio. The lower level is versatile & can be used as an additional home office, playroom, media room, gym, hobby room, & comes complete with a full bathroom & sink/cabinet space for easy cleanup. A great fenced-in backyard with storage shed. Roof - 2021, water heater 22, upstairs carpets 23

Property Information

Approx. Living Area Total: **1,445 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,445 SqFt** Approx. Below Grade: **939 SqFt**
Living Area Disclosures: **LL has heat. Measurements are approximate. Buyer to verify.**

Heat Zones: **2 Hot Water Baseboard, Oil**

Cool Zones: **None**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached**

Disclosures:

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|----------------|-------|-------|--|
| Living Room: | 1 | 21X11 | Fireplace, Closet, Flooring - Hardwood |
| Dining Room: | 1 | 12X10 | Flooring - Hardwood, Lighting - Overhead |
| Family Room: | 1 | 20X11 | Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Exterior Access |
| Kitchen: | 1 | 11X10 | Flooring - Stone/Ceramic Tile, Exterior Access, Lighting - Overhead |
| Main Bedroom: | 1 | 13X11 | Closet, Flooring - Hardwood |
| Bedroom 2: | 1 | 10X10 | Closet, Flooring - Hardwood |
| Bedroom 3: | 1 | 11X8 | Closet, Flooring - Hardwood |
| Bath 1: | 1 | | Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Remodeled |
| Bath 2: | B | | Bathroom - With Tub & Shower, Flooring - Vinyl |
| Laundry: | B | | - |
| Home Office: | 1 | 14X9 | Closet, Flooring - Wall to Wall Carpet, Exterior Access, Lighting - Overhead |
| Play Room: | B | 17X10 | Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Exercise Room: | B | 12X9 | Exterior Access, Lighting - Overhead |
| Bonus Room: | | 12X10 | Lighting - Overhead |
| Bonus Room: | B | 27X7 | Flooring - Vinyl, Wet bar, Closet - Double |

Features

Appliances: **Range, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Walk/Jog Trails, Medical Facility, Conservation Area, House of Worship, Public School**
Basement: **Yes Full, Partially Finished, Interior Access, Concrete Floor, Exterior Access**
Beach: **No**
Exterior: **Vinyl**
Exterior Features: **Patio, Storage Shed**
Flooring: **Wood, Vinyl, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Insulation: **Blown In**
Lot Description: **Paved Drive**
Road Type: **Public**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **Southwest**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1965** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M:038.0 B:0000 L:0006.0**
Assessed: **\$401,100**
Tax: **\$6,895** Tax Year: **2023**
Book: **52696** Page: **220**
Cert: **000000076433**
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1.0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest**  (978) 369-5775

Listing Agent: **Heather Murphy & Team (978) 413-2284**

Team Member(s):

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: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions:

Firm Remarks

Offers will be presented as they come in. Send offer package, including all disclosures, in 1 PDF to info@heather-murphy.com.

Market Information

Listing Date: **10/4/2023**

Days on Market: Property has been on the market for a total of **3** day(s)

Expiration Date:

Original Price: **\$418,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

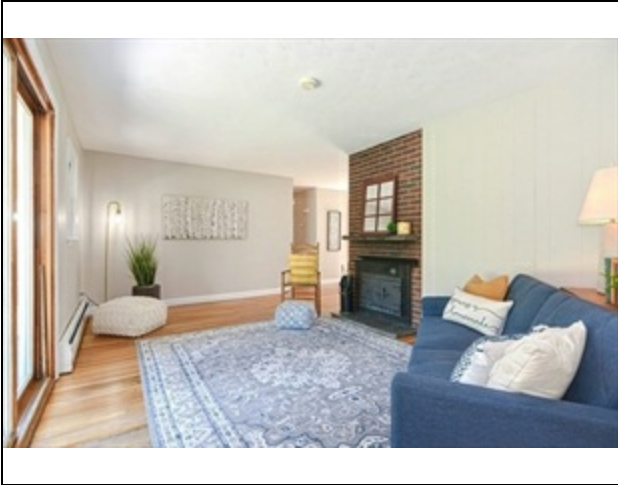
Cash Paid for Upgrades:

Seller Concessions at Closing:

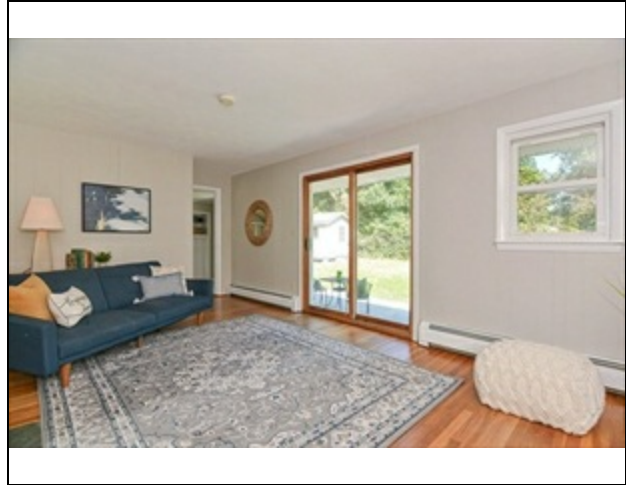
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Market History for 32 Whitcomb Dr, Lancaster, MA 01523

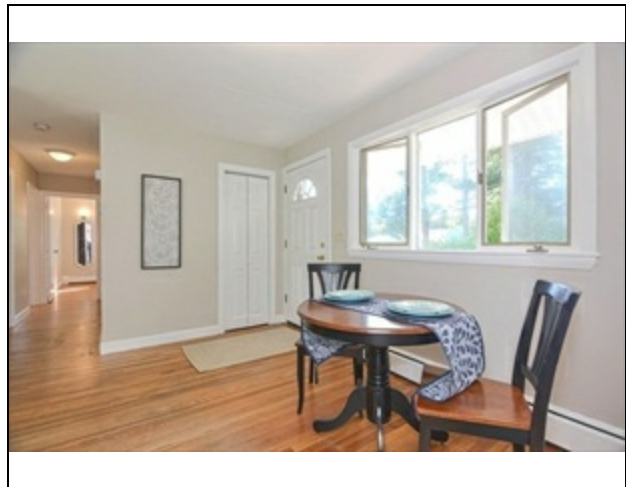
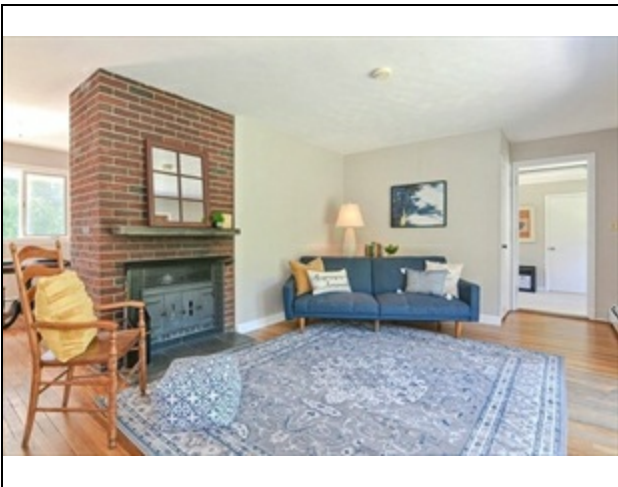
| MLS # | Date | | | DOM | DTO | Price |
|--|-----------|-----------------------------|-----------------------|----------|-----|-----------|
| 73166840 | 10/4/2023 | Listed for \$418,000 | Heather Murphy & Team | 3 | | \$418,000 |
| Market History for Keller Williams Realty Boston Northwest (BB3298) | | | | 3 | | |
| Market History for this property | | | | 3 | | |



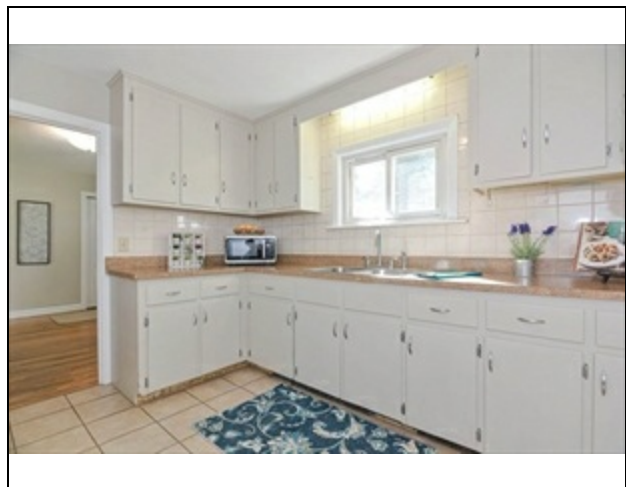
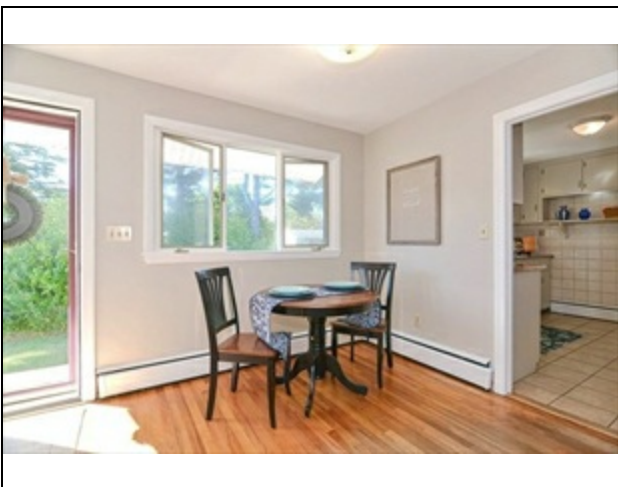
Living Room

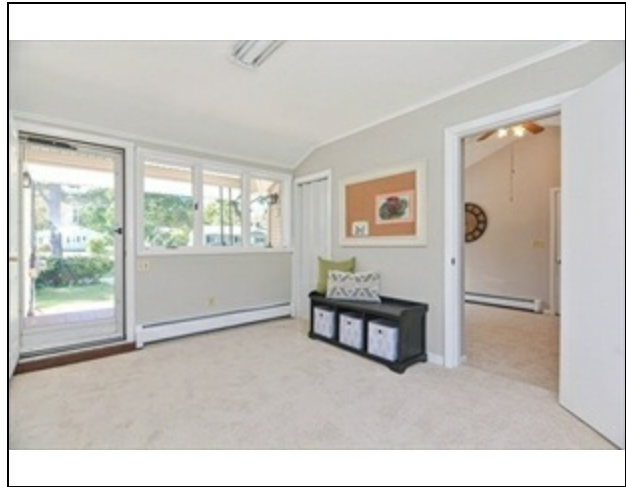
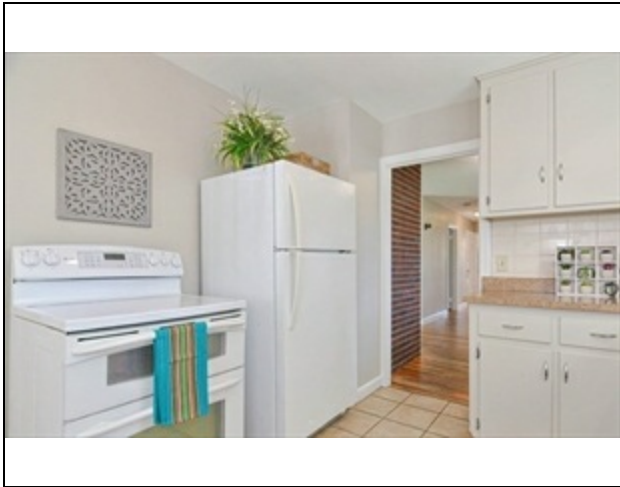


Living Room

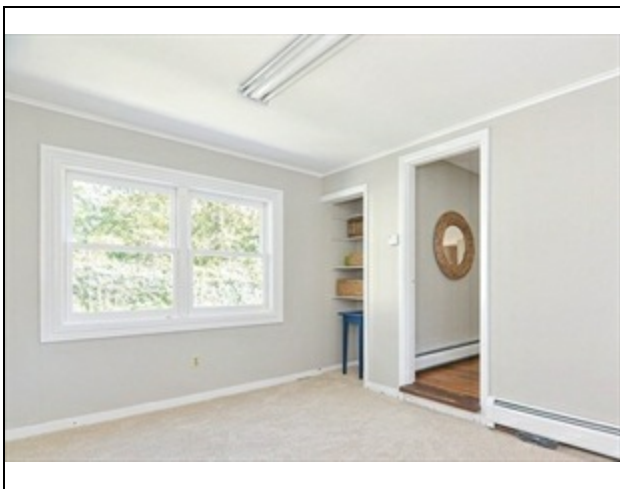


Dining Room

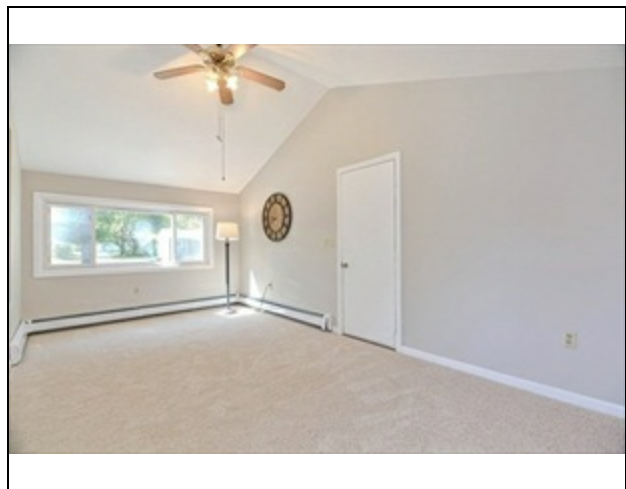




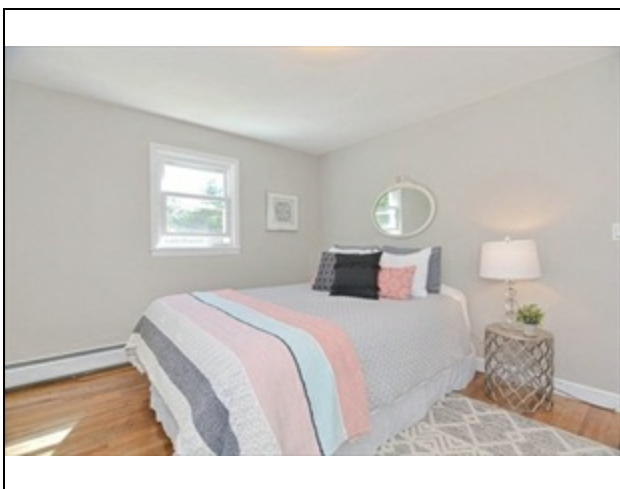
Mud Room



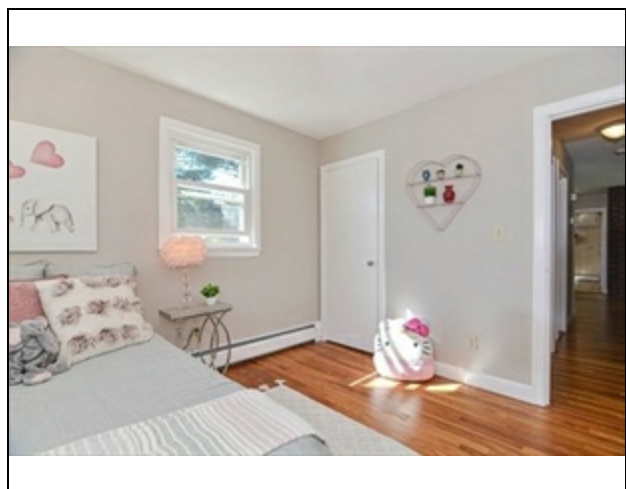
Mud Room



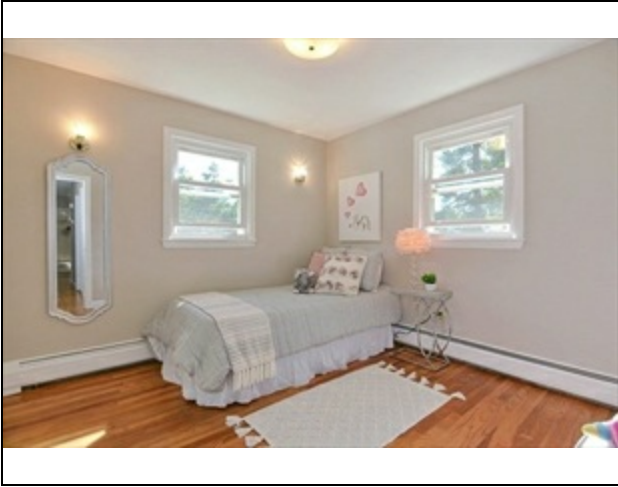
Family Room



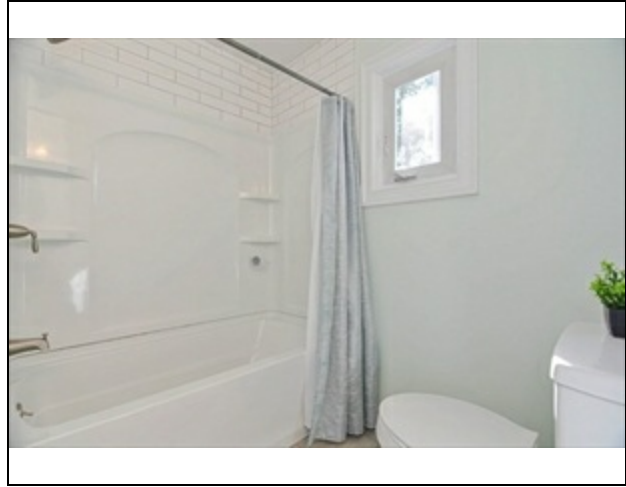
Bedroom - Main



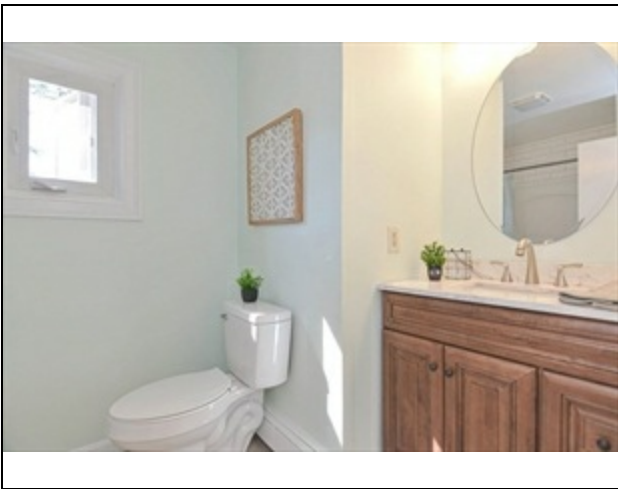
Bedroom 2



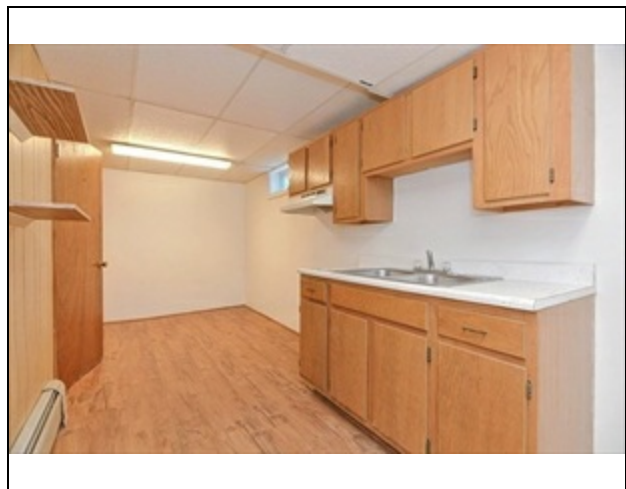
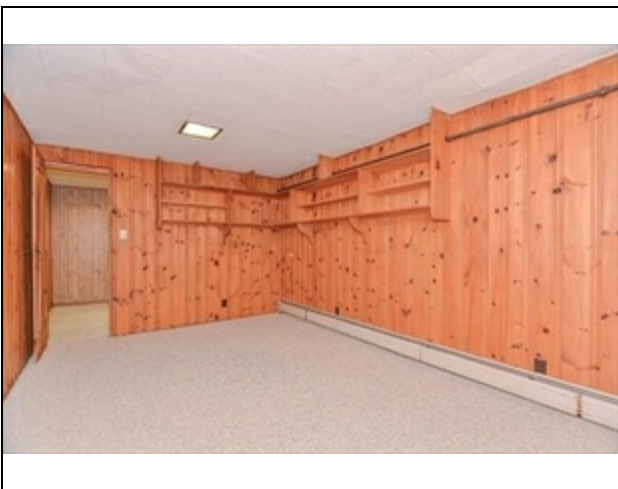
Bedroom 2



Bathroom - Full



Basement - Finished



Basement - Finished



Exterior - Front



Exterior - Back

