



Mark H. Shear

Berman Property Solutions

201 Park Ave.
Worcester, MA 01609
508-769-9419
mshear@bermanpropertysolutions.c
om

Details on the
property located at

**19 Ives St
Worcester, MA 01603
(Webster Square)**

MLS # 3192373
Single Family - Detached

List Price: **\$85,000**

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Single Family - Detached

19 Ives St
Worcester, MA: Webster Square,
01603-2614
Worcester County

List Price: **\$85,000**

Style: **Cape** Total Rooms: **3**
 Color: **Blue** Bedrooms: **1**
 Grade School: Bathrooms: **1f**
 Middle School: Master Bath: **No**
 High School: Fireplaces: **0**
 Handicap Access/Features: **No**
 Neighborhood/Sub-Division: **Webster Square**
 Directions: **#19 Ives Street is located between Cambridge Street & Haynes Street. (near Cambridge St)**

Remarks

This current (1) BR, (1) Bath, vinyl-sided Cape has 624 SF of CURRENTLY FINISHED living area. It shows potential for finishing of second floor (to create more bedrooms or other living space) per stairway access. It sits high on a 0.13 acre lot, and shows good bones but is in need of updates/repairs. It presents a perfect opportunity for an investor or handy person to make this house your own. It features good sized rooms, hardwood floors, ample windows. Come see this home - make an appointment for a private showing or come to the OPEN HOUSE: Saturday, March 6th from 11a.m. - 1:30p.m. Strict COVID-19 rules apply when viewing property. Highest & best offers due by Sunday, March 14th for quick decision thereafter on Monday, March 15th. Showings are available by appointment through Sunday, March 14th at 6:00 PM. Quick Closing preferred! (Note: #17 Ives - next door; same Seller - is also available for consideration of a possible package sale.)

Property Information

Approx. Living Area: **624 Sq. Ft.** Approx. Acres: **0.13 (5,500 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **0 On Street Without Permit**
 Living Area Source: **Public Record** Cool Zones: **0** Approx. Street Frontage:
 Living Area Disclosures: **Does not include basement area or unfinished second floor w/full stairway-(finishing possible)**
 Disclosures: **No Seller Disclosures are available per elderly transition event. Home is sold "AS-IS" as it needs some updating and repairs. Basement may contain mold.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X16	Flooring - Hardwood
Kitchen:	1	8X12	Flooring - Wall to Wall Carpet
Master Bedroom:	1	110X19	Closet - Walk-in, Flooring - Hardwood
Laundry:	B	8X10	-
Play Room:	B	12X20	-
Workshop:	B	12X12	-
Vestibule:	1	4X5	-

Features

Appliances: **Range**
 Area Amenities: **Public Transportation, Swimming Pool, Laundromat, House of Worship, Public School, University**
 Basement: **Yes Full, Partially Finished, Interior Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, Circuit Breakers, 100 Amps**
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed**
 Flooring: **Wall to Wall Carpet, Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Fiberglass - Batts**
 Interior Features: **Cable Available, Walk-up Attic, Internet Available - Broadband, Internet Available - DSL**
 Lot Description: **Sloping**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **Southwest**
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1945** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:08 B:035 L:00062**
 Assessed: **\$95,200**
 Tax: **\$1,618** Tax Year: **2020**
 Book: **5534** Page: **126**
 Cert:
 Zoning Code: **RG-5**
 Map: **8** Block: **35** Lot: **62**

Waterfront: **No**Water View: **No****Office/Agent Information**

Listing Office: **Berman Property Solutions**  (508) 753-3989Listing Agent: **Mark H. Shear**  (508) 769-9419Team Member(s): **Debra Shear; Mark H. Shear**  (508) 769-9419

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**Entry Only: **No**

Showing: Sub-Agent:

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Email List Agent**

Showing: Facilitator:

Special Showing Instructions: **Call/Text Broker-Mark Shear at 508-769-941. Supra (preferred) & combo lock box on side/rear door.****Firm Remarks**

Home is being offered AS-IS. Seller hopes to accommodate a quick closing. Please follow COVID-19 safety protocols when visiting. Updated Supra e-key access (preferred) or combo lock box can be used, if necessary. CALL or TEXT Broker Mark Shear for showing appointment or w/questions: 508-769-9419.**Market Information**

Listing Date: **3/3/2021**

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

Expiration Date:

Original Price:

Off Market Date:

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

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

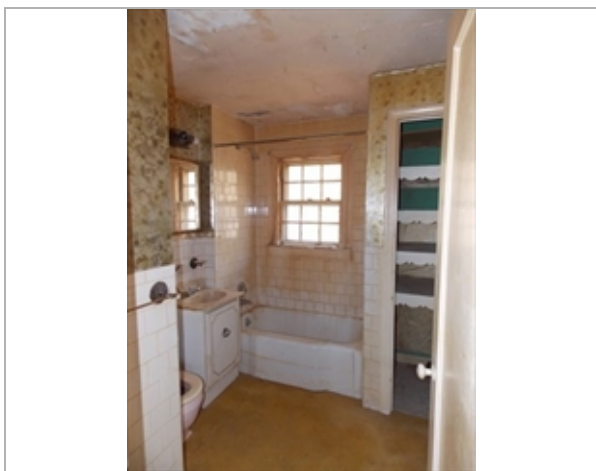
Cash Paid for Upgrades:

Seller Concessions at Closing:

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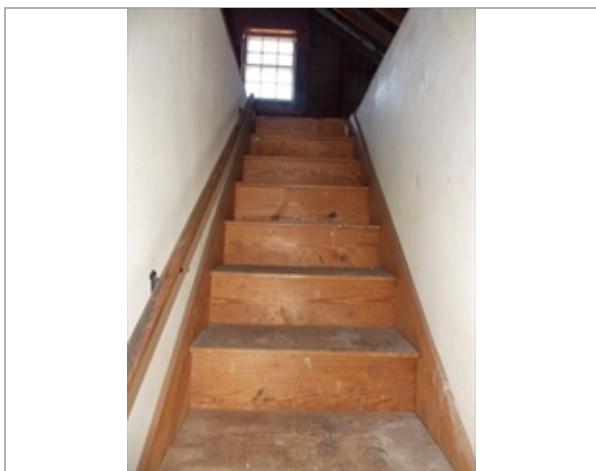
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Basement: **Yes Full, Partially Finished, Interior Access**

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, Circuit Breakers, 100 Amps**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed**

Flooring: **Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Insulation: **Fiberglass - Batts**

Interior Features: **Cable Available, Walk-up Attic, Internet Available - Broadband, Internet Available - DSL**

Lot Description: **Sloping**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Southwest**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1945** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

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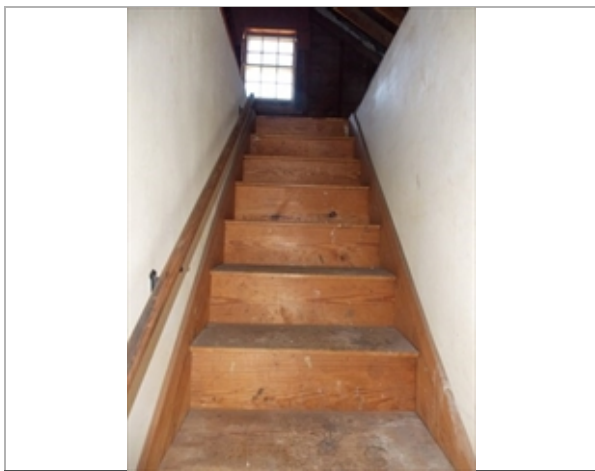
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