

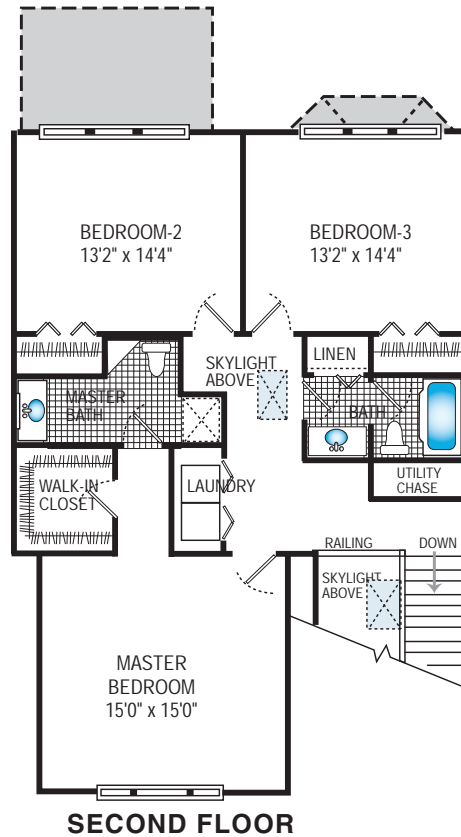
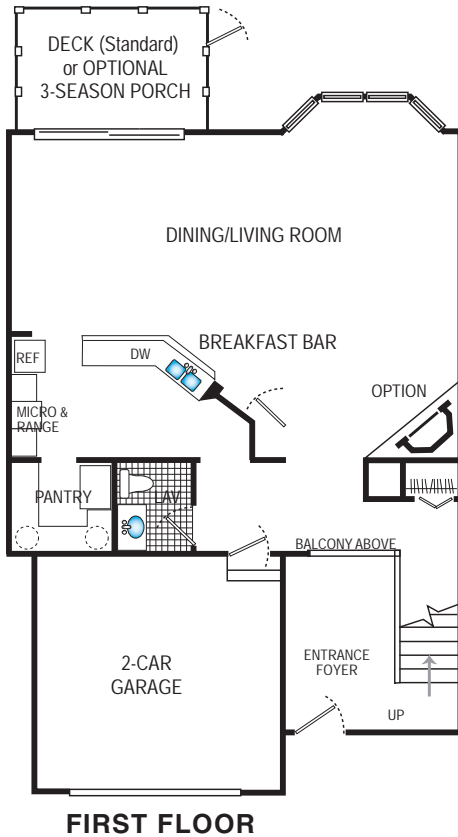


WORCESTER STREET, W. BOYLSTON, MA 0583



A SEVEN UNIT RESIDENTIAL CONDOMINIUM

- LUXURY TOWNHOMES WITH**
- 1,960 SQ. FT. OF LIVING AREA.**
- THREE BEDROOMS**
- KITCHEN**
- LIVING ROOM**
- 2 1/2 BATHS**
- WALKOUT BASEMENTS**
- 2 CAR ATTACHED GARAGE**



Marketed by Joseph Evangelista, Broker
508.450.5082



Commercial & Residential

217 West Boylston Street • West Boylston, MA 01583
508.835.1190 Email: jreappraiser@hotmail.com

OPTIONS

- Gas Zero Clearance Fireplace
- Finished Basement
- Enclosed Porch
- Central Vacuum
- Prices upon request*



Gates Brook Landing

SPECIFICATIONS

Seller reserves the right to substitute any of the following to equal or greater quality.

- Exterior Siding:** Vinyl
- Decks:** Pressure Treated 10 x 10
- Roof:** GAF Fiberglass 30 year over tar paper and ice water shield 36" up from edge.
- Windows:** Anderson 200 Series Low E Grilles Between the glass, Screen White (No Grilles in Bottom Sash).
- Exterior Doors:** Steel clad
- Interior Doors:** Hardboard faced, 6 Raised Panels
- Drywall:** Plaster
- Interior Trim:** All interior trim shall be Medium Density Fiber or better.
- Electrical:** 200 Amp Service with circuit breakers. One outside electrical outlet, five telephone jacks, four cable outlets, plug for washer/dryer, and one electric range/oven unit. Fan units in each bathroom vented to exterior.
- Heat/HVAC:** FHA/Gas heat and gas hot water.
 Central Air Conditioning
- Flooring:** Kitchen - hardwood; Bathrooms - tile; Living Room - hardwood; Bedrooms - carpet with \$18/sq. yd. allowance.
- Cabinets & Vanities:** Maple kitchen cabinets and vanities. Countertops to be Formica. Bathroom vanities to have mirrors.
 \$4,000 kitchen and vanity allowance.
- Plumbing:** All plumbing as per plan and in accordance with Building Codes. One-piece fiberglass tub/shower units.
 Stainless steel kitchen sink and single lavatory in each vanity. Two outside faucets provided, fixtures and faucets to be Delta equal and/or better, and washing machine hookup provided.
- Appliances:** Seller to supply and install dishwasher, range and hood fan with a \$1,500.00 allowance. Seller can install other appliances, as requested and agreed upon in writing, for extra charge.
- Closets:** All closets shall have the necessary single wire shelf with rod.
- Door Hardware:** Schlage locks on main doors, passage sets and privacy sets on bathroom doors.

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