

CALL US TO SEE THIS PROPERTY
 PAMELA & JOSE BANCHS
 KELLER WILLIAMS REALTY
 DIRECT 508-847-0653



MLS # 70870658 - Price Changed
 Single Family - Detached

238 Bragg Hill Road
 Westminister, MA 01473
 Worcester County

List Price: **\$489,000**

Style: **Colonial**
 Total Rooms: **8**
 Full/Half/Master Baths: **3/1/Yes**
 Grade School: **Meetinghouse**
 High School: **Oakmont**
 Directions: **S. Ashburnham Road to Bragg Hill Road - mapquest.com**

Color:
 Bedrooms: **3**
 Fireplaces: **1**
 Middle School:

Remarks

Large custom built colonial located off of the beaten path on a large wooded lot in the quiet countryside of Westminister. This home is charming and begs to be filled with guest enjoying its plentiful spaces and privacy both inside and out. Built only 8 years ago, it has been gently cared for and was finished in a bright airy fashion. This 3 bedroom home has all of the amenities that you would expect, plus additional areas that make living

Property Information

Approx. Living Area: **3286 sq. ft.** Approx. Acres: **3.46 (150718 sq. ft.)** Garage Spaces: **2 Attached, Under**
 Living Area Includes: **Finished Basement** Heat Zones: **3 Central Heat, Hot Water Baseboard, Electric Basebd, Oil** Parking Spaces: **8 Off-Street**
 Living Area Source: **Owner** Cool Zones: **Other (See Remarks)** Approx. Street Frontage:
 Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x14	--
Dining Room:	1	11x9	Hard Wood Floor
Family Room:	1	22x16	Fireplace, Cathedral Ceils
Kitchen:	1	22x14	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	2	18x13	Full Bath, Balcony/Deck
Bedroom 2:	2	14x11	--
Bedroom 3:	2	12x11	--
Office:	1	13x11	--
Game Room:	B	32x15	--

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Golf Course, Medical Facility, Laundromat**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Enclosed Porch, Deck, Covered Patio/Deck, Balcony, Above Ground Pool, Gutters**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size: **0**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Tank**
 Insulation: **Full**
 Interior Features: **Security System, Cable Available, Wetbar, Walk-up Attic**
 Lot Description: **Wooded, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **Private Water, Private Sewerage**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions: **Shed, Downstairs Refrigerator**
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: **Unknown** Warranty Available:
 Year Built: **2001** Source: **Owner**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$472,000**
 Tax: **\$5635.68** Tax Year: **2008**
 Book: **2889** Page: **188**
 Cert:
 Zoning Code: **r**
 Map: Block: Lot:

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