




MLS # 71433181 - Active   
Single Family - Detached

**1591 Southbridge Road**  
**Warren, MA 01083**  
**Worcester County**  
Style: **Contemporary**  
Color: **Cream**  
Grade School: **Warren SDA Elem**  
Middle School: **Warren SDA**  
High School: **Quaboag Regiona**  
Handicap Access/Features:  
Directions: **Route 20 take right onto Route 148 Left onto Warren, Right onto Southbridge, 1591 is on the right.**

List Price: **\$319,000**

Total Rooms: **10**  
Bedrooms: **4**  
Bathrooms: **3f 1h**  
Master Bath: **Yes**  
Fireplaces: **2**

## Remarks

**PRICE LOWERED - HIGHLY MOTIVATED SELLER! A RURAL SPLENDOR--This stunning contemporary offers all the amenities for a perfect family lifestyle: Heated in-ground pool/hot tub, Sony media room entertainment, two-story living room with new wall-to-wall carpeting, magnificent multi-deck views, fully applianced stainless kitchen with island, bedrooms on all three levels, Master suite, Central Air, Irrigation System, over 5 acres for privacy and recreation, short walk to famous Breezlands Orchards.**

## Property Information

Approx. Living Area: **2800 sq. ft.** Approx. Acres: **5.6 (243936 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Storage, Work Area, Side Entry**  
Living Area Includes: Heat Zones: **10 Hot Water Baseboard, Electric** Baseboard Parking Spaces: **10 Off-Street, Unpaved Driveway**  
Living Area Source: **Measured** Cool Zones: **1 Central Air** Approx. Street Frontage:  
Living Area Disclosures: **Approximate-Additional finished basement area is NOT included in GLA above.**  
Disclosures: **PASSED TITLE V INSPECTION AND WATER QUALITY AND PRESSURE TESTS and RADON TEST.**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	21x16	Bathroom - Half, Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Dining Room:	1	20x10	Flooring - Hardwood
Kitchen:	1	19x14	Bathroom - Half, Flooring - Hardwood, Dining Area, Balcony / Deck, Kitchen Island, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances
Master Bedroom:	2	19x15	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Cable Hookup
Bedroom 2:	1	17x12	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1	17x12	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	B	16x13	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	6x9	Bathroom - Full
Bath 2:	1	15x6	Bathroom - Full
Bath 3:	B	11x7	Bathroom - Full
Foyer:	1	9x7	Flooring - Stone/Ceramic Tile
Bathroom:	1	3x6	Bathroom - Half, Flooring - Stone/Ceramic Tile
Media Room:	B	17x13	--
Bathroom:	1	3x7	Bathroom - Half
Other:	1	7x6	Dryer Hookup - Electric, Washer Hookup

## Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Area Amenities: **Other (See Remarks)**  
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **110 Volts, 220 Volts, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck, Deck - Wood, Covered Patio/Deck, Balcony, Pool - Inground Heated**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size: **52x79 ; 32x34**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Insulation: **Full, Fiberglass**  
Interior Features: **Cable Available**  
Lot Description: **Wooded, Cleared, Scenic View(s)**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **Private Water**  
Waterfront: **No**  
Water View: **No , --**

## Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Personal Property, Furniture Negotiable; Classic Car for sale.**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **No** Warranty Features: **No**  
Year Built: **1995** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr.App.Reg: **No**  
Lender Owned: **No**

## Tax Information

Pin #:  
Assessed: **\$298,600**  
Tax: **\$4846.28** Tax Year: **2012**  
Book: **39523** Page: **102**  
Cert: **8/4/2006**  
Zoning Code: **Rural**  
Map: **10** Block: **0** Lot: **94**