

**INNOVATIVE REAL ESTATE SOLUTIONS**  
**Maryann Jacques**  
**508.579.9018**

**MLS # 70824913 - Active**  
**Single Family - Detached**

<b>81 Green St</b>	List Price: <b>\$125,000</b>
<b>Gardner, MA 01440-1317</b>	
<b>Worcester County</b>	
Style: <b>Raised Ranch</b>	Color:
Total Rooms: <b>4</b>	Bedrooms: <b>2</b>
Full/Half/Master Baths: <b>1/0/No</b>	Fireplaces: <b>0</b>
Grade School:	Middle School:
High School:	
Directions: <b>Green Street toward Heywood Hospital</b>	

**Remarks**

**First time homebuyers great opportunity to own a two bedroom, one bath raised ranch with potential for a finish basement for an additional bedroom/family room. Recently painted. Convenient location to Routes 101, 140 & 2.**

**Property Information**

Approx. Living Area: <b>775 sq. ft.</b>	Approx. Acres: <b>0.2 (8700 sq. ft.)</b>	Garage Spaces: <b>1 Under</b>
Living Area Includes:	Heat Zones: <b>1 Forced Air, Oil</b>	Parking Spaces: <b>1 Off-Street</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>None</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		<b>Hard Wood Floor</b>
Kitchen:	1		--
Master Bedroom:	1		<b>Hard Wood Floor</b>
Bedroom 2:	1		<b>Hard Wood Floor</b>
Bath 1:	1		--
Laundry:	B		--

**Features**

Appliances: **Range, Refrigerator**  
Area Amenities: **Public Transportation**  
Basement: **Yes Full, Garage Access**  
Beach: **No**  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Flooring: **Wood, Laminate**  
Foundation Size: **24x31**  
Foundation Description: **Concrete Block**  
Interior Features: **Cable Available**  
Lot Description: **Paved Drive**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1949** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**

**Tax Information**

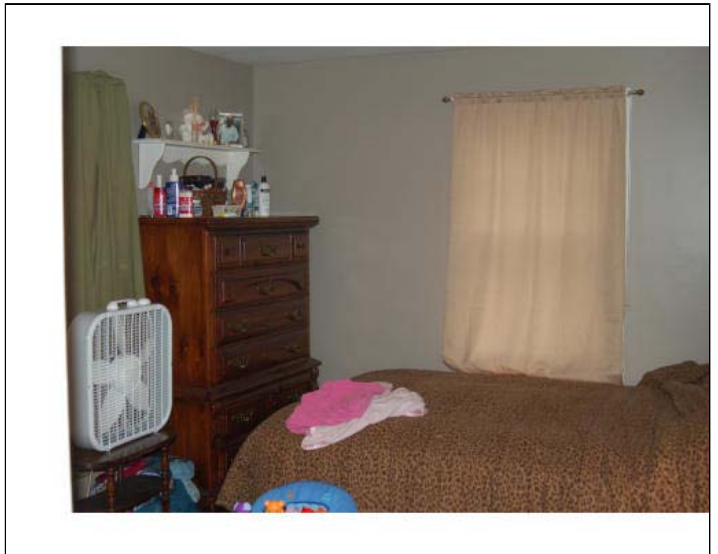
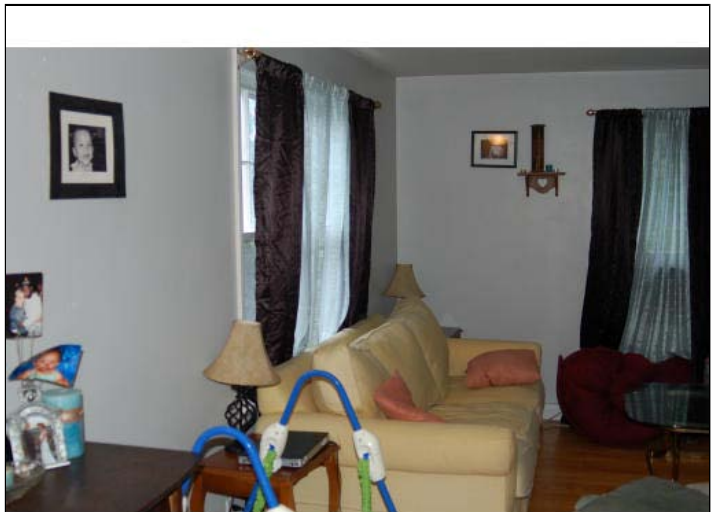
Pin #: **M:R-27 B:0056 L:0019**  
Assessed: **\$148,700**  
Tax: **\$1801** Tax Year: **2008**  
Book: **38304** Page: **93**  
Cert:  
Zoning Code: **R-1**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: <b>Innovative Real Estate Solutions</b>  (978) 928-1115	<b>Compensation</b>
Listing Agent: <b>Maryann E. Jacques (508) 579-9018</b>	Sub-Agent: <b>Not Offered</b>
Team Member:	Buyer Agent: <b>2%</b>
Sale Office:	Facilitator: <b>1%</b>
Sale Agent:	
Listing Agreement Type: <b>Exclusive Right to Sell</b>	
Entry Only: <b>No</b>	
Showing: Sub-Agent: <b>Sub-Agency Relationship Not Offered</b>	
Showing: Buyer-Agent: <b>Call List Agent, Appointment Req'd, Sign</b>	
Showing: Facilitator: <b>Call List Agent, Accompanied Showings, Appointment Req'd, Sign</b>	
Special Showing Instructions: <b>24 Hour Notice. Please</b>	

**Market Information**

Listing Date: <b>9/22/2008</b>	Listing Market Time: MLS# has been on for <b>7</b> day(s)
Days on Market: Property has been on the market for a total of <b>7</b> day(s)	Office Market Time: Office has listed this property for <b>7</b> day(s)



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2008 MLS Property Information Network, Inc.

**INNOVATIVE REAL ESTATE SOLUTIONS**