



Details on the property located at
6 Alvarado, Worcester, MA 01604 (Quinsigamond Valley)

List Price:
\$439,900

Pablo D. Santiago

PDS Real Estate

340 Main Street
Suite 611
Worcester, MA 01608

pablodsantiago@yahoo.com



MLS # 72490037 - Price Changed
Single Family - Detached



6 Alvarado
Worcester, MA: Quinsigamond Valley, 01604
Worcester County
Style: **Split Entry**
Color:
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Head East on Rt 9 (Belmont Street), take Right onto Alvarado Avenue.**

List Price: **↓\$439,900**
Total Rooms: **9**
Bedrooms: **5**
Bathrooms: **4f 0h**
Master Bath: **Yes**
Fireplaces: **0**

Remarks

Remodeled Single family home in the desirable Quinsigamond /Umass area. This home is move-in ready and boasts many recent high-end upgrades including replacement roof, gutters, insulated siding, windows, LED Recessed lighting throughout and much more. Among its best features are the fully renovated kitchen with new cabinets, quartz countertops, induction cooktop, hood ventilation and high quality stainless steel appliances. Master bedroom offers and on-suite bathroom with heated flooring, full steam shower and waterfall showerhead. The exterior offers privacy and room for entertaining, a fully serviced above-ground pool, outdoor sink and outdoor refrigeration unit with granite countertop. Overall a very desirable home. Thank you for your interest.

Property Information

Approx. Living Area: **1,360 Sq. Ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures: **Approx. Living Area does not include the additional space in the finished basement.**
Disclosures: **Information contained herein is considered accurate but is not guaranteed. Buyer/buyer agents are expected to perform their due diligence. ADT system included, transfer of service/any associated fees are responsibility of buyer. Solar Panels are Leased. Pool heater is pending connection.**

Approx. Acres: **0.17 (7,327 Sq. Ft.)**
Heat Zones: **1 Central Heat, Gas**
Cool Zones: **1 Central Air**

Garage Spaces: **1 Attached, Under**
Parking Spaces: **2 Off-Street, Paved Driveway**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		Ceiling - Cathedral, Kitchen Island, Remodeled, Stainless Steel Appliances

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**
Basement: **Yes Full, Finished**
Beach: **Yes Lake/Pond**
Beach - Miles to: **1/10 to 3/10**
Energy Features: **Solar Features**
Exterior Features: **Porch, Patio, Pool - Above Ground, Gutters, Hot Tub/Spa, Professional Landscaping, Fenced Yard, Garden Area**
Flooring: **Tile, Hardwood**
Foundation Size: **0**
Foundation Description: **Other (See Remarks)**
Lot Description: **Paved Drive**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Personal property, spa & pool heater included with full price offers only.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1955** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$215,200**
Tax: **\$4,069.43** Tax Year: **2018**
Book: **26998** Page: **124**
Cert:
Zoning Code: **RL-7**
Map: Block: Lot:

Office/Agent Information

Listing Office: **PDS Real Estate (508) 864-8409**
Listing Agent: **Pablo D. Santiago**
Team Member(s): **Pablo D. Santiago**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Schedule with ShowingTime or call 888-627-2775**
Showing: Facilitator: **Schedule with ShowingTime or call 888-627-2775**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.0**
Facilitator: **1.5**
Compensation Based On: **Net Sale Price**

Firm Remarks

Information contained herein is considered accurate but is not guaranteed. Buyer and buyer agents must perform their due diligence.

Market Information

Listing Date: **4/29/2019**
Days on Market: Property has been on the market for a total of **20** day(s)
Expiration Date:
Original Price: **\$449,900**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **20** day(s)
Office Market Time: Office has listed this property for **20** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 6 Alvarado, Worcester, MA: Quinsigamond Valley, 01604

MLS #	Date		DOM	DTO	Price
72490037	4/29/2019	Listed for \$449,900			\$449,900
	5/19/2019	Price Changed to: \$439,900		20	\$439,900
Market History for PDS Real Estate (AN0206)			20		
Market History for this property			20		

Price History for 72490037
6 Alvarado, Worcester, MA: Quinsigamond Valley, 01604

Date	Amount	%	DOM to PCG	DOM of PCG
04/29/2019	Listed for \$449,900			
05/19/2019	Price Changed to: \$439,900	\$-10,000	2.22%	20
				Listing DOM: 20
				Property DOM: 20

**** Calculates and removes Offmarket activity in DOM Timeframe**









