



**MLS # 71307949 - Sold**  
**Single Family - Detached**

157 Lincoln Street  
 Leominster, MA 01453  
 Worcester County

List Price: **\$339,900**  
 Sale Price: **\$335,000**

Style: **Colonial**  
 Color: **Gray**  
 Grade School:  
 Middle School:  
 High School:  
 Handicap Access/Features:  
 Directions: **Route 2 to Route 13 left onto Lincoln Street**

Total Rooms: **8**  
 Bedrooms: **3**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **0**

**Remarks**

This beautiful custom built home is located in a premier neighborhood in Leominster. New Construction, this 2,088 sq ft masterpiece includes a vaulted Great room, a custom dining room, spacious kitchen with granite countertops, a large living room, master bedroom w/full bath, 2 kids rooms, full bath upstairs, and 1/2 bath downstairs. This home includes a deck. Superior quality and exceptional craftsmanship throughout. Includes a \$1,500.00 appliance allowance.

**Property Information**

Approx. Living Area: **2088 sq. ft.**    Approx. Acres: **0.64 (28105 sq. ft.)**    Garage Spaces: **2 Under, Garage Door Opener**  
 Living Area Includes:    Heat Zones: **2 Hot Water Baseboard, Oil**    Parking Spaces: **4 --**  
 Living Area Source: **Owner**    Cool Zones: **None**    Approx. Street Frontage:  
 Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14x11	Flooring - Hardwood
Dining Room:	1	13x11	Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	2	15x13	Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13x10	Flooring - Wall to Wall Carpet
Bedroom 3:	2	13x10	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Great Room:	1	21x12	Ceiling - Cathedral, Flooring - Wall to Wall Carpet

**Features**

Appliances: **None**  
 Area Amenities: **Public Transportation, Shopping, Highway Access, Public School, University**  
 Basement: **Yes Full, Garage Access, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame, Conventional (2x4-2x6)**  
 Electric: **200 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Vinyl, Stone**  
 Exterior Features: **Deck, Professional Landscaping, Screens**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Poured Concrete, Irregular**  
 Hot Water: **Oil, Tank**  
 Insulation: **Full, Fiberglass, Blown In**  
 Interior Features: **Cable Available**  
 Lot Description: **Paved Drive, Easements, Cleared**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Home Own Assn: **No**  
 Lead Paint: **None**  
 UFFI: **No** Warranty Features: **Yes**  
 Year Built: **2011** Source: **Owner**  
 Year Built Description: **Under Construction**  
 Year Round: **Yes**  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

**Tax Information**

Road Type: **Public, Paved**

RoofMaterial: **Asphalt/Fiberglass Shingles**

Sewer Utilies: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**

Water Utilities: **City/Town Water**

Waterfont: **No**

Pin #

Assessed: **\$0**

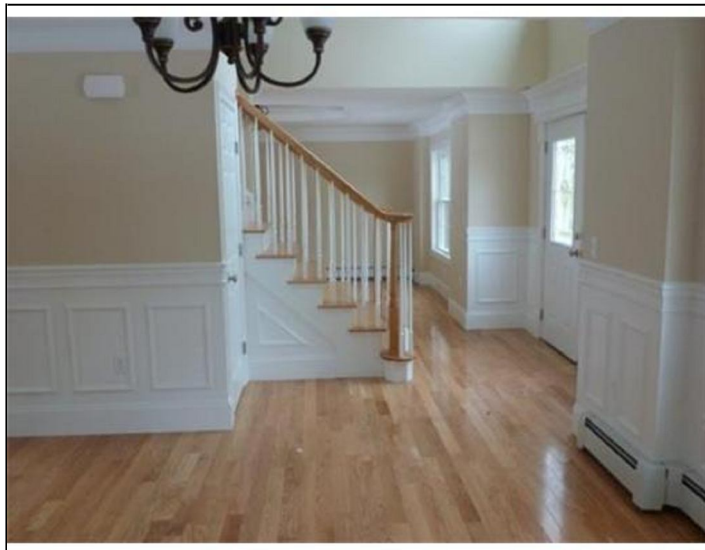
Tax: **\$0** Tax Year: **00**

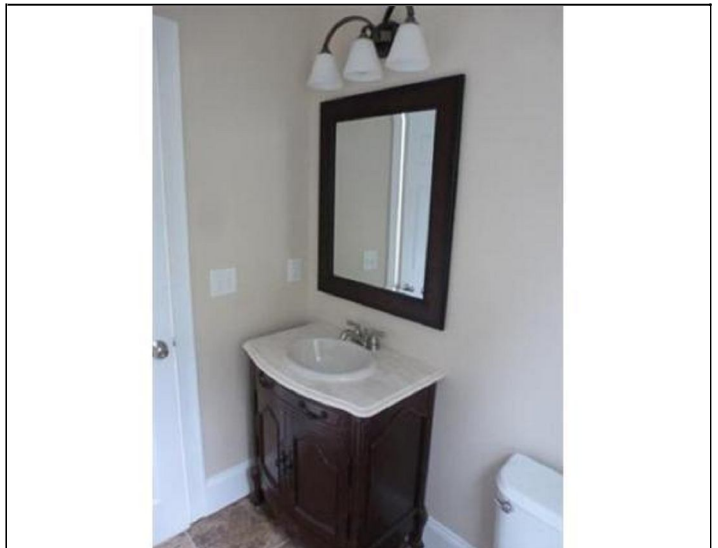
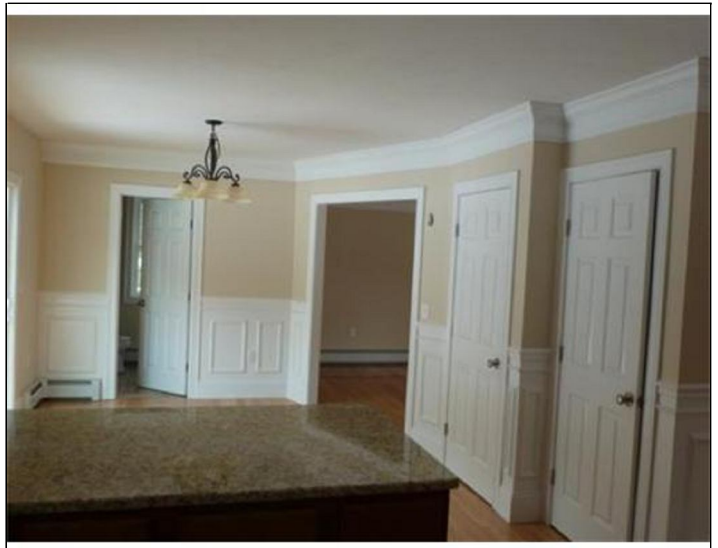
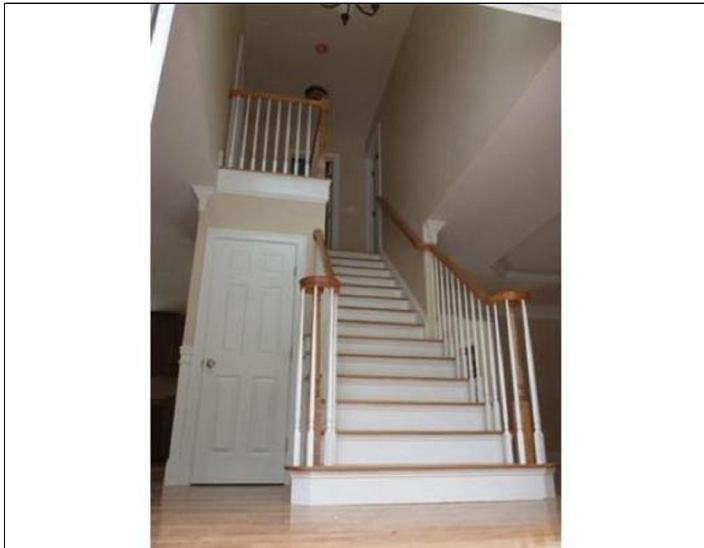
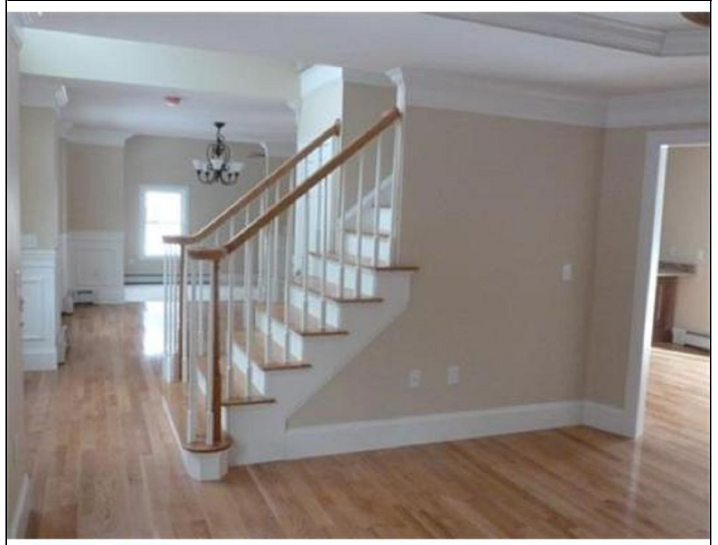
Book: **0** Page: **0**

Cert:

Zoning Code: **Res**

Map: Block: Lot:







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