



**MLS # 71150407 - Sold**  
**Single Family - Detached**

312 Joslin St  
 Leominster, MA 01453  
 Worcester County

List Price: **\$369,000**  
 Sale Price: **\$360,000**

Style: **Colonial**  
 Color:  
 Grade School:  
 Middle School:  
 High School:  
 Handicap Access/Features:  
 Directions: **Rt 13 North, Right onto Day, Left onto Joslin**

Total Rooms: **9**  
 Bedrooms: **4**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **1**

**Remarks**

**MAJOR PRICE REDUCTION will allow your Discriminating Buyers to acquire this NEWLY Constructed 2600sq ft home located on a Picturesque Country St which provides easy access to major routes. You'll find 9Ft Ceilings, H/W's thruout the 1st Fl, Granite Countertops in KIT & BATHS as well as tile flooring in your 2nd Fl wet areas + tray ceilings, crown moldings, gas F/P, SS Appliances. Front Walkway as well as Oversized Rear Patio offer Stamped Concrete surfaces & Granite steps into YOUR PLACE CALLED HOME**

**Property Information**

Approx. Living Area: **2620 sq. ft.**    Approx. Acres: **0.58 (25302 sq. ft.)**    Garage Spaces: **2 Attached, Garage Door Opener**  
 Living Area Includes:    Heat Zones: **2 Central Heat, Forced Air, Propane**    Parking Spaces: **6 Off-Street, Tandem, Paved Driveway**  
 Living Area Source: **Owner**    Cool Zones: **2 Central Air, 2 Units**    Approx. Street Frontage: **100 ft**  
 Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level
Dining Room:	1		Flooring - Hardwood, Main Level
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Main Level
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bedroom 4:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Hardwood
Bath 2:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Stone/Ceramic Tile

**Features**

Appliances: **Range, Dishwasher, Microwave, Vacuum System - Rough-in**  
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Stables, Golf Course, Medical Facility, Laundromat, Highway Access, Public School, T-Station**  
 Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, 200 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Patio**  
 Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **0**

**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: **2010** Source: **Owner**  
 Year Built Description: **Actual, Under Construction**  
 Year Round: **Yes**  
 Short Sale w/Lndr.App Req: **No**

Foundation Description: **Poured Concrete**  
Hot Water: **Propane Gas, Tank**  
Insulation: **Full, Fiberglass - Batts**  
Interior Features: **Cable Available, Walk-up Attic**  
Lot Description: **Wooded, Paved Drive, Easements**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles, Metal, Metal Roofing (Recycled)**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

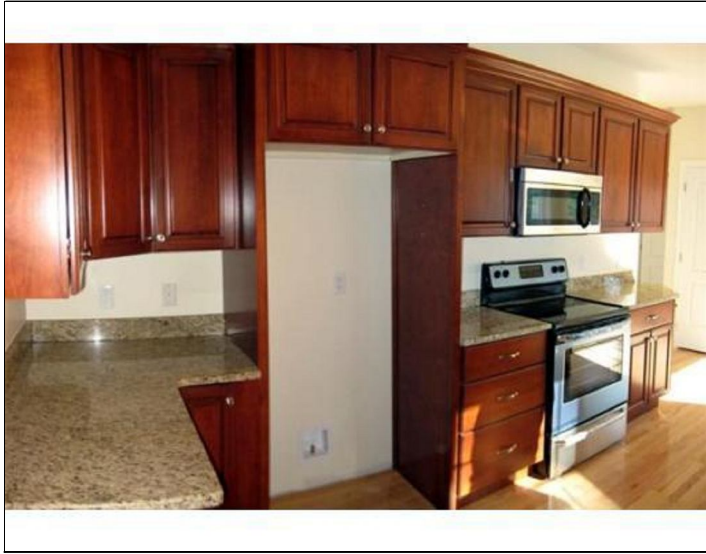
Lender Owned: **No**

## **Tax Information**

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Pin # :  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **2011**  
Book: **000** Page: **216**  
Cert:  
Zoning Code: **Res**  
Map: Block: Lot:









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