



**MLS # 71246816 - Sold**  
**Single Family - Detached**

**6 Walden Court**  
**Leominster, MA 01453**  
**Worcester County**

List Price: **\$309,000**  
 Sale Price: **\$300,000**

Style: **Colonial**  
 Color: **Clay**  
 Grade School:  
 Middle School:  
 High School:  
 Handicap Access/Features:  
 Directions: **Pleasant St to Holland Woods, right onto Walden Court**

Total Rooms: **6**  
 Bedrooms: **3**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **1**

**Remarks**

**NEW CONSTRUCTION!!!!** Last lot left in this established, cul-du-sac neighborhood on the south side Leominster. This home is an ENERGY STAR certified home. This home features over built construction with high density insulation. Some of the other features are hardwood throughout the first floor, open stair case w/ oak treads, custom mantel on fireplace, granite counter tops. All kitchen appliances. \*Pictures are of similar product to be done. Scheduled for completion end of December 2011

**Property Information**

Approx. Living Area: **1748 sq. ft.**      Approx. Acres: **0.29 (12632 sq. ft.)**      Garage Spaces: **2 Attached**  
 Living Area Includes:      Heat Zones: **2 Hot Water Baseboard**      Parking Spaces: **4 Paved Driveway**  
 Living Area Source: **Owner**      Cool Zones: **0 None**      Approx. Street Frontage:  
 Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		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
Laundry:	1		Bathroom - Half

**Features**

Appliances: **Disposal, Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Oven - ENERGY STAR**  
 Basement: **Yes Full, Bulkhead**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **200 Amps**  
 Energy Features: **Insulated Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Deck, Screens**  
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **24 X 36**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Oil**  
 Insulation: **Full**  
 Interior Features: **Cable Available**  
 Lot Description: **Corner**

**Other Property Info**

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

**Tax Information**

Pin #:

Road Type: **Public, Paved**

RoofMaterial: **Asphalt/Fiberglass Shingles**

Sewer Utilies: **City/Town Sewer**

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

Water Utilities: **City/Town Water**

Waterfont: **No**

Assessed: **\$0**

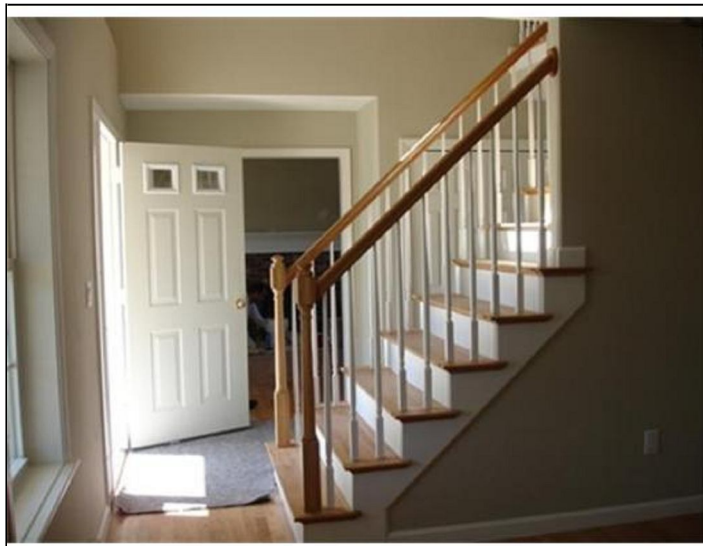
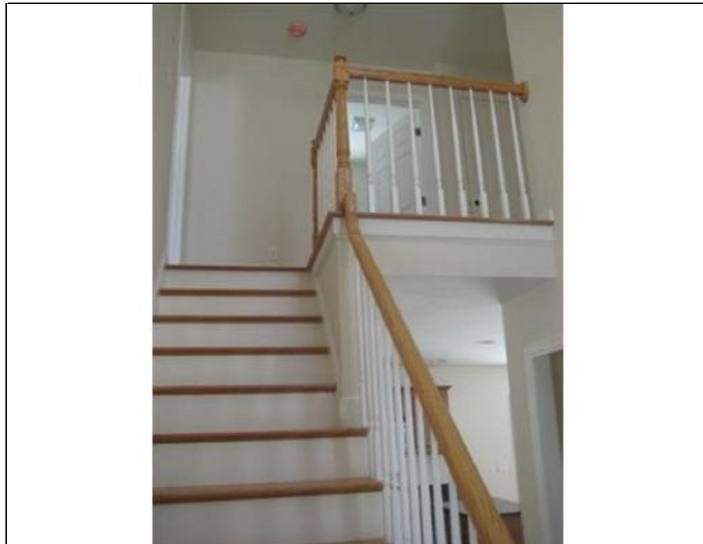
Tax: **\$0** Tax Year: **2011**

Book: **7251** Page: **158**

Cert:

Zoning Code: **Res**

Map: Block: Lot:



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