



**MLS # 71339300 - Active
Single Family - Attached**

**12 Ted Lane
Southborough, MA : Cordaville 01772-2026
Worcester County**

List Price: **\$299,500**

Style: **Raised Ranch, Split Entry**
Color: **maroon**
Grade School: **Woodward Memor.**
Middle School: **Fay School**
High School: **Algonquin Reg.**
Handicap Access/Features: **No**
Neighborhood/Sub-Division: **Cordaville**

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

Directions: **Route 9 to Route 85 S. Left onto Richards Rd, Left onto Woodland Rd., 2nd Right onto Ted Lane.**

Remarks

BUY LOW and renovate to your own taste in this prime Cordaville location. Serene family neighborhood on side-street. ENTERTAINING ALL REASONABLE OFFERS! New roof, new Peerless boiler, new Beckett furnace, new windows, new insulation, double oven, Jenn-Air oven and separate grille. Enchanting game room with fireplace. Rich hardwood floors throughout. Large yard with brook in far rear of lot. Screen-house with hot-tub/spa. ~30-acres of conservation land directly behind the property.

Property Information

Approx. Living Area: **1056 sq. ft.** Approx. Acres: **0.69 (29998 sq. ft.)** Garage Spaces: **1 Attached, Under**
Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Electric Baseboard, Oil** Parking Spaces: **3 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **1 Window AC, Wall AC** Approx. Street Frontage: **144 ft**
Living Area Disclosures: **Approximately an additional 384 S.F. Finished Basement Area**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x13	Flooring - Hardwood, Cable Hookup
Dining Room:	1	10x10	Flooring - Hardwood
Kitchen:	1	11x10	Flooring - Vinyl, Balcony - Exterior, Pantry
Master Bedroom:	1	13x11	Bathroom - Half, Closet, Flooring - Hardwood
Bedroom 2:	1	11x10	Closet, Flooring - Hardwood
Bedroom 3:	1	10x10	Closet, Flooring - Hardwood
Bath 1:	1	10x7	Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	1		Bathroom - Half
Laundry:	B		--
Game Room:	B	13x11	Fireplace

Features

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Indoor Grill, Washer, Dryer**
Area Amenities: **Park, Conservation Area**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access, Sump Pump, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Shingles**
Exterior Features: **Porch, Deck, Hot Tub/Spa**
Flooring: **Wood, Tile, Vinyl, Concrete**
Foundation Size: **44x22**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tankless**
Insulation: **Full, Blown In**
Interior Features: **Security System, Cable Available**
Lot Description: **Wooded, Paved Drive, Easements, Stream, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Needs new exterior siding, garage door repair or replacement, one broken window. BEING SOLD "AS IS".**
Exclusions: **Personal Property excluded . Refrigerator and Pool are negotiable.**
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1973** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **277/015.0-0000-0052.0**
Assessed: **\$293,900**
Tax: **\$4743.55** Tax Year: **2012**
Book: **42942** Page: **383**
Cert: **6/9/2008**
Zoning Code: **RB**
Map: **015** Block: **0000** Lot: **0052**