



**MLS # 71297175 - New
Mobile Home**

**6 Colonial Drive
Winchendon, MA 01475
Worcester County**

**Style: Double Wide
Total Rooms: 6
Full/Half/Master Baths: 2/0/Yes
Grade School:
High School:**

**Neighborhood/Sub-Division: Glenwood Mobile Home Park
Directions: Route 202 (becomes Glenallen). Right on Crescent. 3rd right on
Colonial.**

List Price: **\$118,000**

**Color: White
Bedrooms: 3
Fireplaces: 0
Middle School:**

Remarks

Come & relax in this 55+ community. An exceptionally maintained, 3 bedrooms, 2 bath home, with storage space galore. A beautiful level, landscaped yard with patio and paved drive are ready for your enjoyment. Park fees include water, sewer, trash removal, property taxes and road maintenance.

Property Information

Approx. Living Area: **1316 sq. ft.** Approx. Acres: **0 (0 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Forced Air, Propane** Parking Spaces: **2 Paved Driveway**
Living Area Source: **Owner** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		13x17	--
Dining Room:		10x13	--
Kitchen:		12x13	--
Master Bedroom:		13x14	--
Bedroom 2:		9x11	--
Bedroom 3:		9x13	--

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship**
Basement: **No**
Beach: **No**
Construction: **Modular**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Patio, Gutters, Storage Shed, Gazebo**
Flooring: **Vinyl, Wall to Wall Carpet**
Foundation Size: **26x50**
Foundation Description: **Slab**
Hot Water: **Electric**
Insulation: **Full**
Lot Description: **Level**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, Private Sewerage**
Waterfront: **No**

Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Home Own Assn: **Yes** HOA
Fee : **\$398**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: **No** Warranty
Available: **No**
Year Built: **2000** Source:
Public Record
Year Built Description:
Actual
Year Round: **Yes**

Tax Information

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

Office/Agent Information

Office: Candice Starrett Real Estate (603) 899-5552
Agent: Candice Starrett () -
Team Member: Candice Starrett () -