



Exterior - Front

**MLS # 72993556 - New
Single Family - Detached**

**21 Alden Ave
Shrewsbury, MA 01545
Worcester County**

List Price: **\$399,000**

Style: **Cape**
Color: **White**
Grade School:
Middle School:
High School:
Approx. Acres: **0.2 (8,719 SqFt)**
Handicap Access/Features:
Directions: **Use GPS**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Location! Location! Location! This wonderful 2 bedroom, 1.5 bathroom cape style home sits at the end of a dead-end street, close to the heart of Shrewsbury center! There is so much charm throughout the home! On the first floor, you'll find the kitchen with updated stainless steel appliances. Off the kitchen is a traditional dining room complete with a built-in china cabinet. The sun-filled living room features a beautiful brick surround, wood-burning fireplace and bay window. There is additional living space on the first floor in the large family room. Double sliders off the family room lead you to an oversized deck and fenced-in backyard that is perfect for outdoor gatherings. Upstairs you'll find two spacious bedrooms and a full bathroom. This home is close to so many amenities: shopping, restaurants, schools, library, Dean Park & highway access. You don't want to miss this one!

Property Information

Approx. Living Area Total: **1,336 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,336 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **Steam, Oil** Cool Zones: **Window AC**
Parking Spaces: **3 Off-Street** Garage Spaces: **1 Detached**
Disclosures: **Info & measurements deemed to be correct. Buyer/buyers agent to do their own due diligence. Audio & Video Recording Device on Premises. Sellers have never used the fireplace.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Chair Rail
Family Room:	1		Skylight, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Deck - Exterior, Exterior Access
Kitchen:	1		Ceiling Fan(s), Flooring - Laminate, Exterior Access
Main Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Shopping, Park, Highway Access, Private School, Public School**
Basement: **Yes Full, Sump Pump**
Beach: **No**
Construction: **Frame**
Electric: **100 Amps**
Exterior: **Vinyl**
Exterior Features: **Deck - Composite, Fenced Yard**
Flooring: **Tile, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Insulation: **Fiberglass**
Lot Description: **Paved Drive, Fenced/Enclosed**
Road Type: **Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Generator Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Washer/Dryer. Basement refrigerator & freezer. Generator.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1941** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:22 B:276000**
Assessed: **\$378,800**
Tax: **\$5,345** Tax Year: **2022**
Book: **42479** Page: **394**
Cert: **000000021178**
Zoning Code: **RES B-**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.25**
Facilitator: **1**
Compensation Based On: **Net Sale Price**