



MLS # 71244442 - Active

Multi Family - 2 Family

122 Riverbend Street

List Price: **\$189,900**

Athol, MA 01331-2553

Worcester County

Color: **Tan**

Total Units: **2**

Total Floors: **2**

Total Rent: **\$1,850**

Total Rooms: **10**

Total Bedrooms: **6**

Total Full/Half Baths: **2/0**

Total Fireplaces: **0**

Grade School: **Athol Elem.**

Middle School: **Athol Middle**

High School: **Athol-Royalston**

Directions: **Route 2A/Main Street to School Street to Riverbend Street**

Remarks

2-Family home set on a corner lot. Recently renovated and fully occupied.

Property Information

Approx. Living Area: **2877 sq. ft.**

Approx. Acres: **0.25 (10890 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units: **1/0**

Approx. Street Frontage: **200 ft**

Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$22200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$22200
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Heating: **Central Heat, Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Heat, Water, Hot Water**

Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Heating: **Central Heat, Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Water, Hot Water**

Features

Area Amenities: **Golf Course, Medical Facility, Public School**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **100 Amps, Individually Metered**
 Energy Features: **Insulated Windows, Storm Doors**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Porch, Screens**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Foundation Size: **Not Measured**
 Foundation Description: **Fieldstone, Granite**
 Hot Water: **Tankless**
 Lot Description: **Corner**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Available: **No**
 Year Built: **1880** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:00031 B:00220 L:00000**
 Assessed: **\$172,700**
 Tax: **\$2296.91** Tax Year: **2010**
 Book: **43991** Page: **141**
 Cert: **00031100**
 Zoning Code: **Res**
 Map: **31** Block: **220** Lot:

Firm Remarks

www.BurbankRealEstateSales.com

Market Information

Listing Date: **6/7/2011** Listing Market Time: MLS# has been on for **84** day(s)
 Days on Market: Property has been on the market for a total of **84** day(s) Office Market Time: Office has listed this property for **84** day(s)
 Expiration Date:
 Original Price: **\$189,900**
 Off Market Date:
 Sale Date: