

**CALL US TO SEE THIS PROPERTY  
PAMELA & JOSE BANCHS  
KELLER WILLIAMS REALTY  
DIRECT 508-847-0653**



**MLS # 70967018 - Active  
Single Family - Detached**

**13 Village Xing  
Fitchburg, MA 01420-1341  
Worcester County**

List Price: **\$219,000**

Style: **Colonial**  
Total Rooms: **6**  
Full/Half/Master Baths: **2/0/**  
Grade School:  
High School:  
Neighborhood/Sub-Division:  
Directions: **John Fitch, Ringe Road, Village - mapquest.com**

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

**Remarks**

**2 Story, 3 Bedroom Colonial in quiet Fitchburg Neighborhood north of Downtown area. Private backyard with large all season deck, decent size yard with storage shed. Family Room in lower level is not included in Gross Living Area. Lots of potential – home is only 20 years old!**

**Property Information**

Approx. Living Area: <b>1484 sq. ft.</b>	Approx. Acres: <b>0.25 (10800 sq. ft.)</b>	Garage Spaces: <b>0 --</b>
Living Area Includes:	Heat Zones: <b>Hot Water Baseboard, Oil</b>	Parking Spaces: <b>4 --</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>Window AC</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Room Levels, Dimensions and Features**

<b>Room</b>	<b>Level</b>	<b>Size</b>	<b>Features</b>
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**Features**

Basement: **Yes Partially Finished**  
Beach: **No**  
Exterior: **Shingles, Wood**  
Foundation Size: **0**  
Foundation Description: **Poured Concrete**  
Lot Description: **Paved Drive**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures: **Short Sale, 3rd party approval required.**  
Exclusions:  
Home Own Assn:  
HOA Mandatory:  
Lead Paint: **None**  
UFFI: Warranty Available:  
Year Built: **1989** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #: **M:0316 B:0006 L:0**  
Assessed: **\$220,800**  
Tax: **\$2804** Tax Year: **2009**  
Book: **2959** Page: **2**  
Cert:  
Zoning Code: **RR**  
Map: Block: Lot:

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