



MLS # 73248445 - New  
Single Family - Detached

9 Crane Cir  
Shrewsbury, MA 01545-8100  
Worcester County

Style: Colonial  
Color: blue  
Grade School: Beal  
Middle School:  
High School: Shrewsbury High  
Approx. Acres: 0.36 (15,682 SqFt)  
Handicap Access/Features:  
Directions: Audubon to Sandpiper to Crane Circle

List Price: \$875,000

Total Rooms: 9  
Bedrooms: 4  
Bathrooms: 3f 0h  
Main Bath: Yes  
Fireplaces: 1  
Approx. Street Frontage:

Lovely North Facing Colonial on a cul de sac in The Landings at Ternberry! Beautifully maintained and lovingly cared for by the current owners~ Open Floor Plan~All Hardwood Floors NO carpet~Recently Updated Bathrooms and a completely remodeled Kitchen with Granite, New cabinets and Stainless Steel appliances~Cathedral ceilings in the sunroom can be enjoyed in all 4 seasons~Master bedroom has an abundance of closets including a huge walk in closet~Generous sized bedrooms~ Completely fenced in backyard for privacy with an L shaped composite deck and a patio for a fire pit gathering for a great summer~New Heat pump heating and cooling~Baseboard heat is now secondary~Conveniently located just minutes from 290, plenty of shopping, Whole Foods, Trader Joes, Restaurants, boating on Lake Quinsigamond and UMass Medical. This home must be seen to be truly appreciated. Additional storage space in a finished basement. Showings begin at the Open House on Saturday from 1-3 pm. See attached updates

#### Property Information

Approx. Living Area Total: 2,484 SqFt

Living Area Includes Below-Grade SqFt: No

Living Area Source: Public Record

Approx. Above Grade: 2,484 SqFt

Approx. Below Grade: 500 SqFt

Living Area Disclosures: Basement is finished as a storage space

Heat Zones: Central Heat, Hot Water Baseboard, Heat Pump, Gas, Ductless Mini-Split System

Cool Zones: Central Air, Ductless Mini-Split System

Parking Spaces: 4 Off-Street, Paved Driveway

Garage Spaces: 2 Attached

Disclosures: Basement is finished as a storage space. Surveillance Camera is on the property both inside and outside.

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Wainscoting
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	2		Ceiling - Vaulted, Closet, Flooring - Hardwood
Bedroom 4:	2		Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Flooring - Stone/ Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/ Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/ Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B		-
Bonus Room:	B		-

#### Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer  
Area Amenities: Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, University  
Basement: Yes Partially Finished, Interior Access, Sump Pump  
Beach: No  
Construction: Frame  
Energy Features: Insulated Windows  
Exterior: Wood  
Exterior Features: Deck, Storage Shed, Sprinkler System, Screens, Garden Area  
Flooring: Tile, Hardwood  
Foundation Size:  
Foundation Description: Poured Concrete  
Hot Water: Natural Gas  
Insulation: Full  
Interior Features: Cable Available  
Lot Description: Level  
Road Type: Public, Paved, Cul-De-Sac  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: City/Town Sewer  
Utility Connections: for Gas Range  
Water Utilities: City/Town Water  
Waterfront: No  
Water View: No

#### Other Property Info

Disclosure Declaration: Yes  
Exclusions:  
Facing Direction: North  
Home Own Assn:  
Lead Paint: Unknown  
UFFI: Warranty Features:  
Year Built: 1994 Source: Public Record  
Year Built Description: Actual  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

#### Tax Information

Pin #: M:25 B:047030  
Assessed: \$781,000  
Tax: \$9,669 Tax Year: 2024  
Book: 34730 Page: 271  
Cert: 000000179239  
Zoning Code: RUB  
Map: Block: Lot:

#### Compensation

Sub-Agent: Not Offered  
Buyer Agent: 2%  
Facilitator: 2%  
Compensation Based On: Net Sale Price

#### Office/Agent Information

Listing Office: KW Pinnacle MetroWest (508) 754-3020

Listing Agent: Muneeza Realty Group (508) 254-5312

Team Member(s): Muneeza Nasrullah (508) 254-5312

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Schedule with ShowingTime or Call 888-627-2775

Showing: Facilitator: Schedule with ShowingTime or Call 888-627-2775

Special Showing Instructions:

#### Firm Remarks

Surveillance Cameras on the property outside. Showings begin at the open house on Saturday, June 8th from 1 to 3PM. Email offers to Muneeza@MuneezaRealtyGroup.com & include the signed Contract, current pre-approval letter or PDF & Agency Disclosure. Also include the forms attached to the MLS with your buyer's signatures: Facts to Factor in, Seller's Disclosure & Concrete Foundation Disclosure. All escrow deposits will be processed through Earnest, KW's online deposit system. No buyer letters, please. Offers, if any, due Tuesday, June 11 @ 3:00 pm. Please make offers good for 24 hrs.

#### Market Information

Listing Date: 6/6/2024

Days on Market: Property has been on the market for a total of 0 day(s)

Expiration Date:

Original Price: \$875,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)

Office Market Time: Office has listed this property for 0 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Bonus Room:	B		-

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, University**  
Basement: **Yes Partially Finished, Interior Access, Sump Pump**  
Beach: **No**  
Construction: **Frame**  
Energy Features: **Insulated Windows**  
Exterior: **Wood**  
Exterior Features: **Deck, Storage Shed, Sprinkler System, Screens, Garden Area**  
Flooring: **Tile, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Insulation: **Full**  
Interior Features: **Cable Available**  
Lot Description: **Level**  
Road Type: **Public, Paved, Cul-De-Sac**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions:  
Facing Direction: **North**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1994** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:25 B:047030**  
Assessed: **\$781,000**  
Tax: **\$9,669** Tax Year: **2024**  
Book: **34730** Page: **271**  
Cert: **000000179239**  
Zoning Code: **RUB**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2%**  
Facilitator: **2%**  
Compensation Based On: **Net Sale Price**