

**MLS # 73126873 - New
Single Family - Detached**



**6 Cottonwood Dr
Shrewsbury, MA 01545
Worcester County**

List Price: **\$629,900**

Style: **Split Entry**
Color:
Grade School: **Coolidge**
Middle School: **Oak/Sherwood**
High School: **Shrewsbury High**
Approx. Acres: **0.3 (13,069 SqFt)**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Handicap Access/Features:

Directions: **Lake or Grove Street to Arrowwood to Cottonwood Circle**

 Next Open House: **Thursday, June 22, 2023 5:00 PM - 7:00 PM**

Event Type: In-Person

Remarks

Sellers are sad to leave due to job relocation! Quiet cul-de-sac setting, this lovely 3 bedroom, 3 bath split level home has been lovingly maintained~Lots of great spaces await you here~ Freshly Painted~First floor offers hardwood flooring with tile in kitchen and baths~The updated kitchen with granite countertops and stainless steel appliances complements the adjacent dining area~The cathedral living room adds great volume with a floor to ceiling wood burning fireplace~All bedrooms are nicely sized with good closet space~Master Bedroom offers an updated bath with walk-in tile shower~Lower level with big windows is light and bright with laminated flooring~Family room, office and full bath gives you more flexible space~Pretty lot with private rear yard and garden~Roof and appliances 4 years old~Vinyl siding and Irrigation system~Town water, town sewer and natural gas~Mins to Shopping, Rte. 9, I-290 and UMASS Hospital! Showings begin at the open house.

Property Information

Approx. Living Area Total: **2,172 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**

Approx. Above Grade: **1,289 SqFt** Approx. Below Grade: **883 SqFt**

Living Area Disclosures:

Heat Zones: **Central Heat, Hot Water Baseboard, Gas**

Cool Zones: **None**

Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached, Garage Door Opener**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Vaulted, Flooring - Hardwood
Dining Room:	1		Flooring - Stone/Ceramic Tile
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bath 1:	1		Flooring - Stone/Ceramic Tile
Bath 2:	1		Flooring - Stone/Ceramic Tile
Bath 3:	B		Flooring - Laminate
Laundry:	B		Flooring - Laminate
Den:	B		Flooring - Laminate
Home Office:	B		Flooring - Laminate

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Level**

Road Type: **Public, Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1998** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **Unknown**

Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:52 B:171000**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Assessed: **\$522,400**

Tax: **\$6,854** Tax Year: **2023**

Book: **66528** Page: **246**

Cert: **00000159837**

Zoning Code: **RUR B**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**


Facilitator: **2**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: KW Pinnacle MetroWest  (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

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

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