

MLS # 73300166 - New
Single Family - Detached



19 Canna Dr
Shrewsbury, MA 01545
Worcester County

List Price: **\$799,000**

Style: **Cape**
Color: **white**
Grade School: **Beal Elementary**
Middle School: **Oak Middle**
High School: **Shrewsbury High**
Approx. Acres: **0.1 (4,356 SqFt)**
Handicap Access/Features:

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:

Directions: **Route 9 West to right on Edgemere to left on Canna Drive**

Very rare opportunity to own on lake Quinsigamond with your own deeded dock space! Renovated waterfront home in pristine, move-in ready condition~Pride-of-ownership shines bright inside & out in this 3 bedroom, 2 bath Contemporary cape~Main level offers open concept living area that has been mindfully planned to allow for optimum natural light & inviting entertaining areas both inside & out to accommodate a large gathering or a cozy dinner party~1st level boasts a spacious kitchen, Full bath, DR, LR & a bedroom with sliders leading out to an expansive deck with stunning views of the lake in all directions & gorgeous sunsets~Step up to the 2nd floor which features a loft w/a fitness area & a large bedroom~LL features a bedroom, an updated full bath & bonus room with direct access to another gorgeous deck overlooking the Dock & Lake~Town water/sewer~Recent updates include Updated Furnace, Ductwork, 3-zone A/C, Tankless Water Heater, 200 AMP electrical system, New Trex floating & standing docks.

Property Information

Approx. Living Area Total: **1,825 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,825 SqFt**

Approx. Below Grade: **642 SqFt**

Living Area Disclosures:

Heat Zones: **2 Forced Air, Heat Pump, Gas, Electric, Propane** Cool Zones: **1 Heat Pump**

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

Garage Spaces: **0**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Balcony / Deck, Balcony - Exterior, Main Level, Open Floor Plan, Slider
Dining Room:	1		Flooring - Stone/Ceramic Tile, Main Level
Family Room:	B		Closet, Flooring - Stone/Ceramic Tile, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Hardwood, Main Level, Deck - Exterior, Slider
Bedroom 3:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	B		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B		-
Exercise Room:	2		Flooring - Wall to Wall Carpet
Loft:	2		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**

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

Basement: **Yes Full, Finished, Walk Out, Interior Access, Sump Pump, Exterior Access**

Beach: **Yes Lake/Pond, Access, Frontage**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck, Deck - Wood, Deck - Composite, Patio, Storage Shed, Professional Landscaping**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1985** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Propane Gas**
Insulation: **Full**
Lot Description: **Scenic View(s)**
Road Type: **Public, Paved, Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **Yes Lake**
Water View: **Yes Dock/Mooring, Lake, Public**

Tax Information

Pin #: **M:51 B:051000**
Assessed: **\$645,100**
Tax: **\$7,986** Tax Year: **2024**
Book: **55506** Page: **287**
Cert: **000000064081**
Zoning Code: **RB2**
Map: Block: Lot:

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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