

**MLS # 73132008 - New  
Single Family - Detached**



**58 Edgewater Ave  
Shrewsbury, MA 01545  
Worcester County**

List Price: **\$549,900**

Style: **Ranch, Bungalow**  
Color: **white**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.57 (25,000 SqFt)**

Total Rooms: **5**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Main Bath: **No**  
Fireplaces: **0**  
Approx. Street Frontage: **250 Ft.**

Handicap Access/Features:  
Neighborhood/Sub-Division: **Jordan Pond**  
Directions: **Lakewood-edgewater**

**Remarks**

**Attention Builders and garden Lovers!~Welcome to the neighborhood of Jordan Pond!House is on 5000 sq ft lot but comes with two 10,000 sq ft lots each on either side~Rebuilt from studs in 1996~8 ft smooth ceilings~Natural Gas~ freshly painted ,new quartz counter tops in kitchen and bath~The home boasts 3 bedrooms, 1 full bath with a shower and closet, and an unfinished basement with lots of storage~The kitchen is fully equipped with electric range, large refrigerator and dishwasher, plenty of counter space and cabinets to keep everything in order~There is also a bonus mud room with closet in the front of the house to keep all of your essentials close at hand as you are running out of the door, it is a great area to keep all of your snow boots and overcoats~The property has a detached garage and a large barn that can fit 2 additional cars~Reap the benefits of sweet Shrewsbury & convenient to revitalized Worcester! UMass, colleges, Polar Park, great restaurants, Hanover Ttr, DCU Ctr & mor**

**Property Information**

Approx. Living Area Total: **1,120 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,120 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **Central Heat, Forced Air, Gas** Cool Zones: **Central Air**  
Parking Spaces: **4 Off-Street** Garage Spaces: **1 Detached**  
Disclosures:

**Power Production**

Power Production Type: Annual Power Production:  
Power Production Install Year: Power Production Capacity:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Main Level</b>
Kitchen:	1		<b>Flooring - Vinyl, Countertops - Stone/Granite/Solid, Main Level</b>
Main Bedroom:	1		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	1		<b>Closet, Flooring - Hardwood, Main Level</b>
Bedroom 3:	1		<b>Closet, Flooring - Wall to Wall Carpet, Main Level</b>
Bath 1:			<b>Bathroom - With Shower Stall, Closet, Flooring - Vinyl, Countertops - Stone/Granite/Solid, Main Level</b>

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Area Amenities: **Shopping, Park, Walk/Jog Trails, Highway Access, House of Worship, Private School, Public School**  
Basement: **Yes Full, Unfinished Basement**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **0 to 1/10 Mile**  
Construction: **Frame**  
Energy Features: **Storm Doors**  
Exterior: **Wood**  
Exterior Features: **Barn/Stable, Garden Area**  
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Insulation: **Full**  
Lot Description: **Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Electric Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1926** Source: **Public Record**  
Year Built Description: **Actual, Renovated Since**  
Year Round:  
Short Sale w/Lndr. App. Req: **Unknown**  
Lender Owned: **Undisclosed**

**Tax Information**

Pin #: **M:39 B:052001**  
Assessed: **\$327,100**  
Tax: **\$4,292** Tax Year: **2023**  
Book: **43199** Page: **118**  
Cert:  
Zoning Code: **RES B-**  
Map: Block: Lot:

**Compensation**

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

## Market History for 58 Edgewater Ave, Shrewsbury, MA 01545

MLS #	Date		DOM	DTO	Price
73132008	7/5/2023	Listed for <b>\$549,900</b>	0		\$549,900
<b>Market History for Office Id: AN6641</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		