



MLS # 73521183 - New

Condo - Townhouse

56 Nature View Drive - Unit 56
Uxbridge, MA 01569
Worcester County

Unit Placement: End
Unit Level: 1
Grade School:
Middle School:
High School:
Outdoor Space Available: Yes - Common
Handicap Access/Features:
Directions: Oak St. to Warsaw to Nature View

List Price: \$464,000

Total Rooms: 5
Bedrooms: 2
Bathrooms: 2f 0h
Main Bath: Yes
Fireplaces: 1
Approx. Acres:

Rarely available ranch-style unit offering true first-floor living in the highly desirable adult community of Olde Canal Village. This spacious end-unit features an inviting open floor plan with an informal entry, coat closet, and cathedral-ceiling living room with hardwood flooring and a cozy gas fireplace. The bright eat-in kitchen offers abundant cabinet and counter space, a peninsula, pantry closet, gas range, all appliances included, and sliders leading to a private rear deck exclusive to the unit. The spacious primary suite features a cathedral ceiling, oversized windows providing exceptional natural light, a large walk-in closet, and a private full bath. A second bedroom and additional full bath complete the main level. Additional highlights include hardwood and tile flooring, central air, gas heat, first-floor laundry, attached two-car garage, and full unfinished basement offering excellent storage or future finishing potential. Near shopping and walking trails.

Property Information

Approx. Living Area Total: 1,366 SqFt (\$339.68/SqFt)
Approx. Above Grade: 1,366 SqFt
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: No
Approx. Below Grade:

Living Area Source: Public Record
Levels in Unit: 1

Heat Zones: Forced Air, Gas

Cool Zones: Central Air

Total Parking Spaces: 6 Off-Street, Paved Driveway

Garage Spaces: 2 Attached

Disclosures: Listing broker/agent does not guarantee the accuracy of the features of the property. All information is obtained by the seller, public record(s) or other sources. The buyer and their representatives are advised to conduct inspections and independently verify all information. **See Firm Remarks

Complex & Association Information

Complex Name: Olde Canal Village Condominium

Units in Complex: 72 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$403 Monthly

Assoc. Fee Inclds: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubhouse

Special Assessments: Unknown

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood
Main Bedroom:	1		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile

Features

Area Amenities: Shopping, Park, Walk/Jog Trails, Conservation Area, Highway Access, House of Worship, Public School

Appliances: Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer

Association Pool: No

Basement: Yes Full, Interior Access, Unfinished Basement

Beach: No

Construction: Frame

Docs in Hand: Other (See Remarks)

Electric Features: Circuit Breakers

Energy Features: Insulated Windows, Insulated Doors

Exterior: Vinyl

Exterior Features: Deck

Flooring: Tile, Wall to Wall Carpet, Hardwood

Hot Water: Electric, Tank

Insulation Features: Unknown

Management: Owner Association

Restrictions: Adult Community

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Terms: Contract for Deed

Utility Connections: for Gas Range, for Electric Dryer, Washer Hookup

Waterfront: No

Water View: No

Other Property Info

Adult Community: Yes

Disclosure Declaration: No

Exclusions:

Facing Direction: Northeast

Green Certified: No

Laundry Features: In Unit

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built/Converted: 2001

Year Built Source: Public Record

Year Built Desc: Unknown/Mixed

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #: M:019.0 B:1193 L:0056.0

Assessed: \$409,400

Tax: \$5,367 Tax Year: 2025

Book: 57468 Page: 338

Cert: 00000085057

Zoning Code: RES

Map: Block: Lot:

Office/Agent Information

Listing Office: Property Services Network (508) 473-0762

Listing Agent: David Restic (508) 473-0762

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agency: Schedule with ShowingTime

Showing: Buyer's Broker: Schedule with ShowingTime

Showing: Facilitator: Schedule with ShowingTime

Special Showing Instructions: Schedule with ShowingTime

Firm Remarks

Pet Policy / Unit owners may keep not more than a total of two (2) dogs, cats, or other household pets in their Unit (see rules and regulations). Any additional Condominium documents including amendments are recorded with the Worcester County Registry of Deeds

Market Information

Listing Date: 5/19/2026

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

Expiration Date:

Original Price: \$464,000

Off Market Date:

Sale Date:

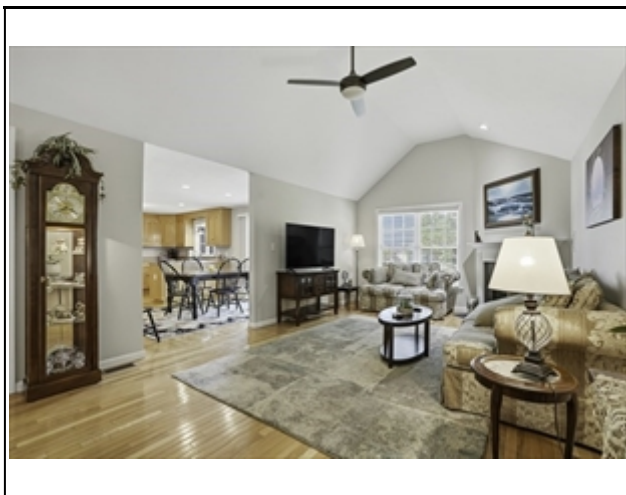
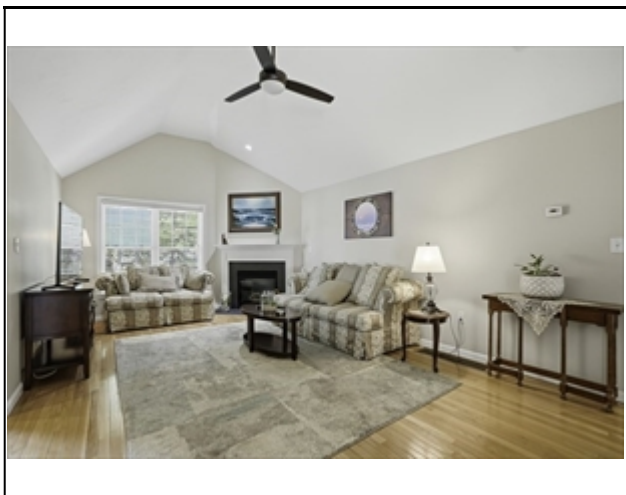
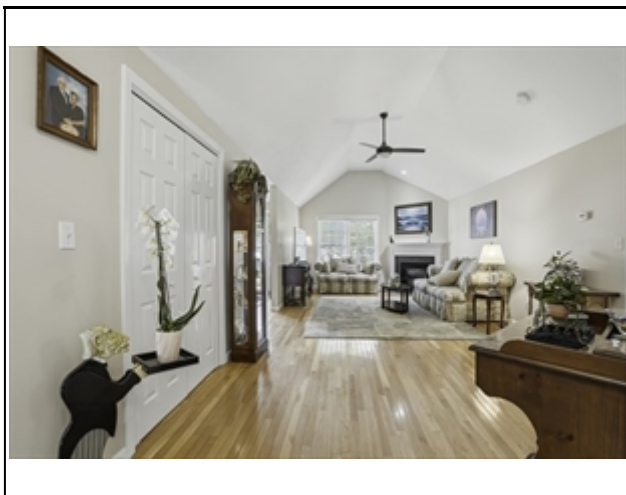
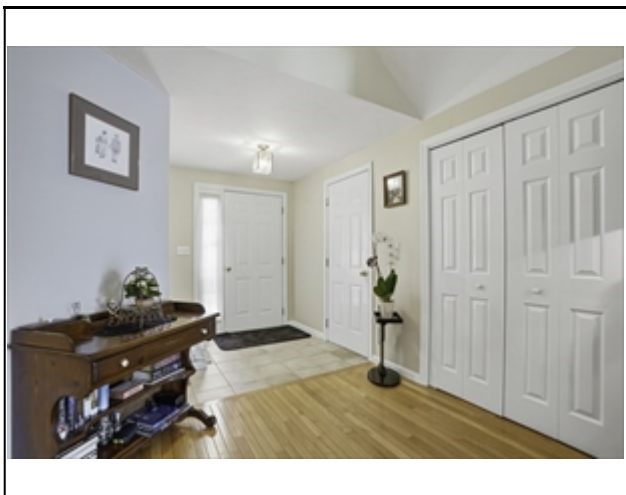
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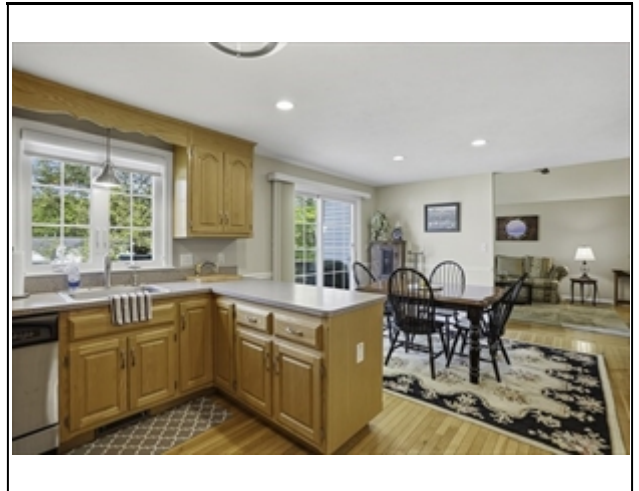
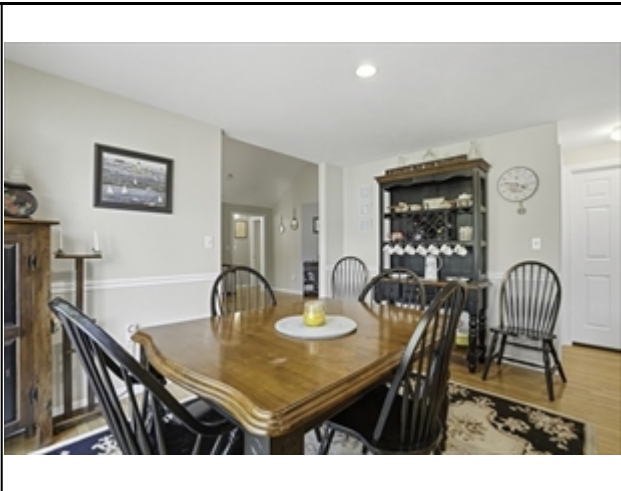
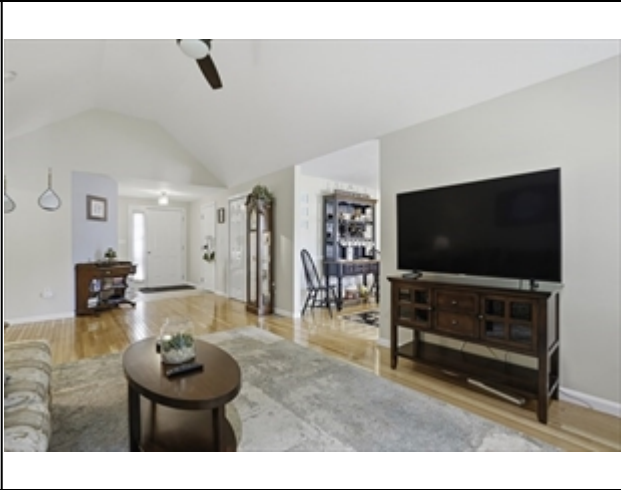
Office Market Time: Office has listed this property for 0 day(s)

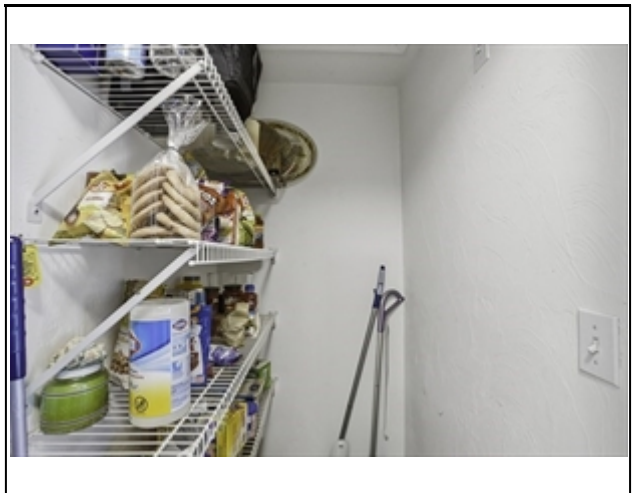
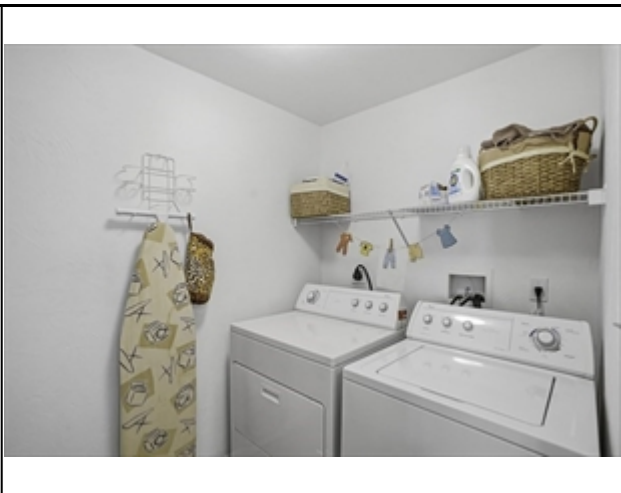
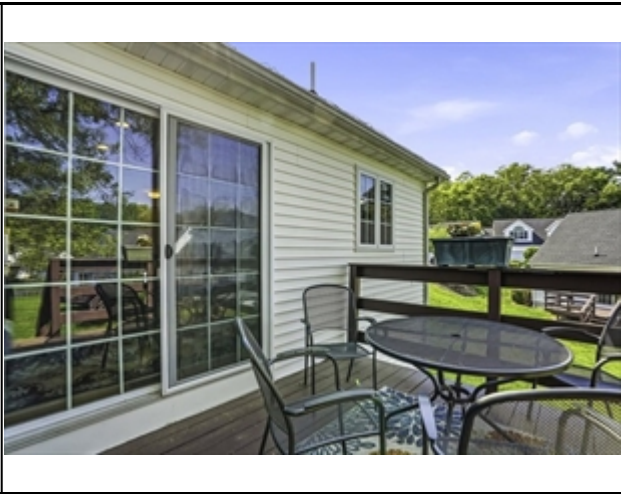
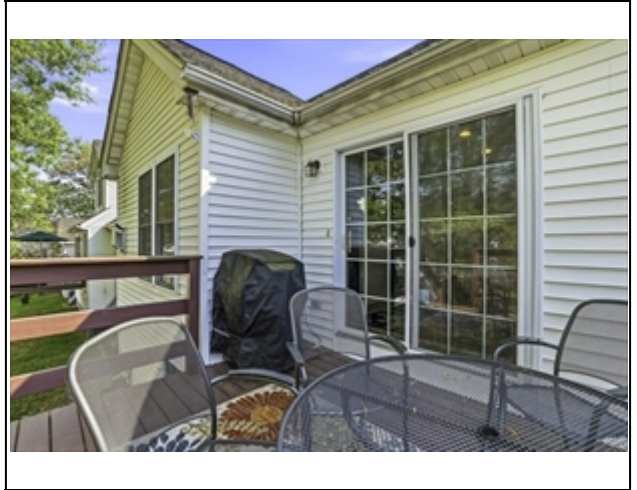
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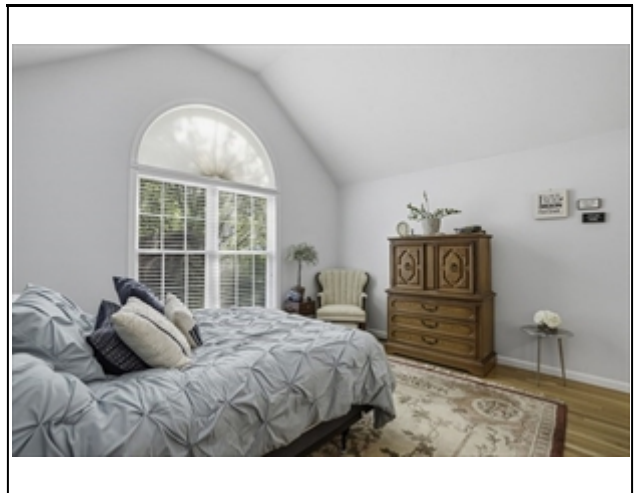
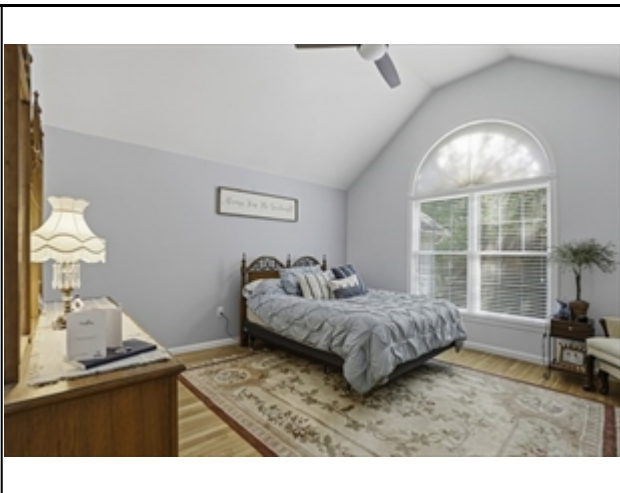
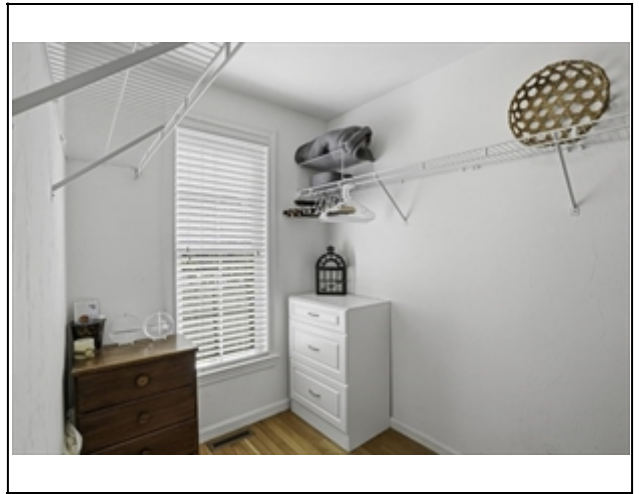
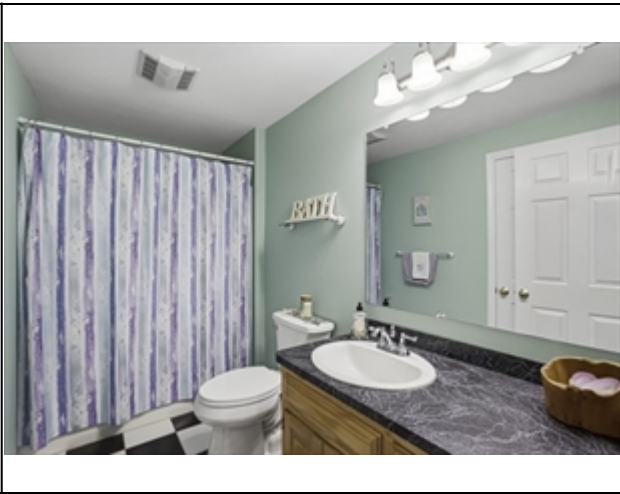
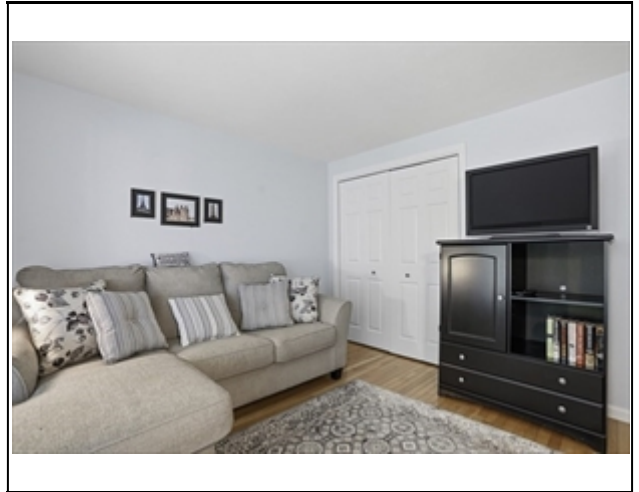
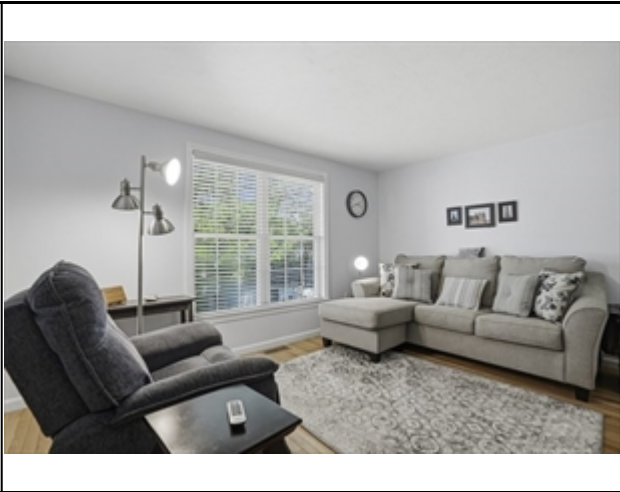
Seller Concessions at Closing:

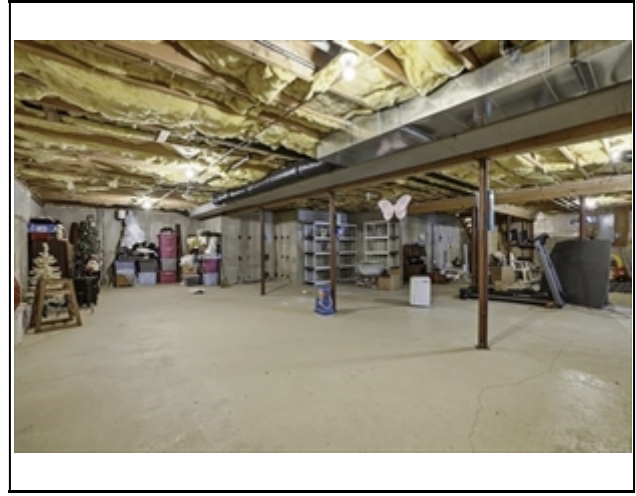
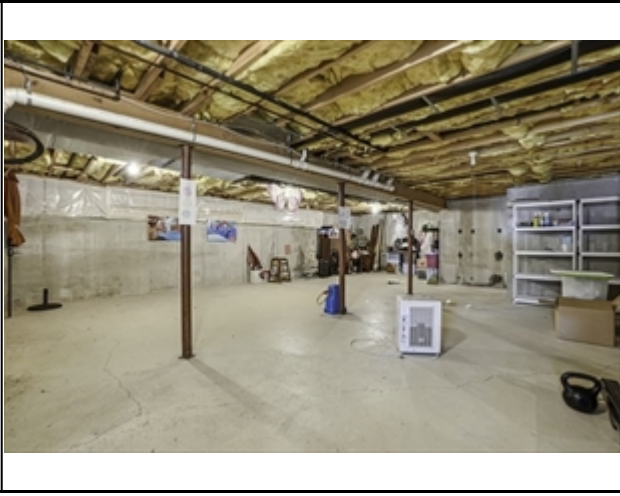
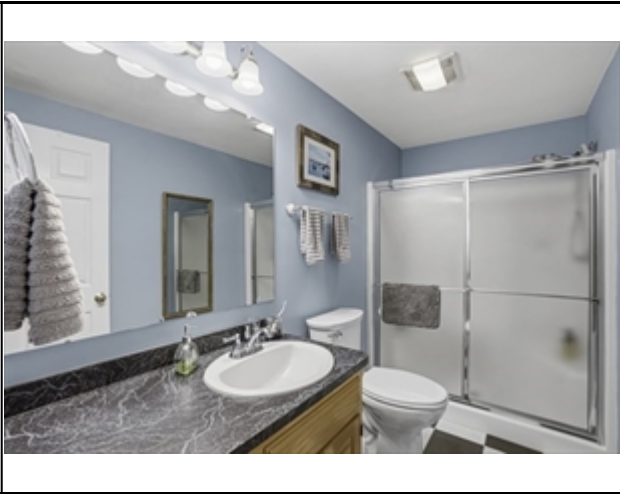
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