

**MLS # 72337286 - Sold**  
**Single Family - Detached**



**63 Cherry Street**  
**Shrewsbury, MA 01545**  
**Worcester County**

List Price: **\$525,000**  
 Sale Price: **\$510,000**

Style: **Cape**  
 Color: **Med. Azure**  
 Grade School: **Floral Street**  
 Middle School: **Sherwood/Oak**  
 High School: **Shrews. Sr High**  
 Handicap Access/Features:

Total Rooms: **7**  
 Bedrooms: **4**  
 Bathrooms: **3f 0h**  
 Master Bath: **Yes**  
 Fireplaces: **0**

Directions: **Route 9 to Shrewsbury. South on Cherry Street. #63 is on the Left.**

**Remarks**

**This could be the home you're looking for! This beautiful, custom-built, Cape style home rests on a lovely, wooded lot, and offers easy access to all the features that inspire homeowners to move to Shrewsbury. Charming, quiet, and nestled in a captivating setting, you're only 2.2 miles from the Grafton Commuter Rail Station, or the shops at Northborough Crossing, and 3.2 miles from UMass Memorial Medical Center. The luxurious family room with vaulted ceiling is truly breathtaking, a great place to relax and enjoy your time at home. The open floor plan segues smoothly into the gorgeous kitchen, with custom cabinets, stainless appliances, and warm granite counters. The spacious master bedroom on the first floor opens to the back deck. Several rooms are freshly painted, and the gleaming hardwood floors were just refinished. This is a great opportunity to join the Shrewsbury community, with the benefits of a great location and the highly rated Shrewsbury school system.**

**Property Information**

Approx. Living Area: **2,803 Sq. Ft.**      Approx. Acres: **0.62 (26,800 Sq. Ft.)**      Garage Spaces: **2 Attached, Under**  
 Living Area Includes:      Heat Zones: **3 Hot Water Baseboard, Oil**      Parking Spaces: **4 Off-Street**  
 Living Area Source: **Public Record**      Cool Zones: **Window AC**      Approx. Street Frontage: **193 Ft.**  
 Living Area Disclosures: **Includes 112 sq.ft. Loft in the Master Bedroom.**  
 Disclosures: **Septic system was installed in 2014. PLEASE NOTE that, although the Assessor's records indicate a 4 bedroom home, the septic system is designed for a 3 bedroom home. Also, there is a wood stove in the Family Room, rather than a standard fireplace.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Dining Room:	1	15X11	Flooring - Hardwood
Family Room:	1	23X24	Wood / Coal / Pellet Stove, Ceiling - Cathedral, Ceiling - Beamed, Flooring - Wall to Wall Carpet, Window(s) - Picture
Kitchen:	1	15X10	Flooring - Laminate, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Master Bedroom:	1	21X22	Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:	1	12X13	Flooring - Laminate
Bedroom 3:	2	15X14	Flooring - Wall to Wall Carpet
Bedroom 4:	2	14X8	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Wood
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	B		-
Loft:	1	15X7	-

**Features**

Appliances: **Range, Dishwasher, Compactor, Microwave, Refrigerator**  
 Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full, Interior Access, Garage Access, Unfinished Basement**  
 Beach: **No**  
 Construction: **Frame, Post & Beam**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck, Storage Shed, Stone Wall**  
 Flooring: **Wood, Tile, Wall to Wall Carpet, Laminate**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Electric**  
 Lot Description: **Wooded, Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Pass**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions: **Washer/Dryer negotiable**  
 Facing Direction: **Southwest**  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1990** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **7801**  
 Assessed: **\$484,200**  
 Tax: **\$6,130** Tax Year: **2018**  
 Book: **53466** Page: **31**  
 Cert:

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**  
Water Utilities: **Private Water**  
Waterfront: **No**

Zoning Code: **Res A**  
Map: Block: Lot:

## Office/Agent Information

Listing Office: **Keller Williams Realty**  (781) 449-1400

Listing Agent: **Scott Lutz**  (774) 614-1219

Team Member(s):

Sale Office: **RE/MAX Executive Realty**  (508) 435-6700

Sale Agent: **John Szolomayer**  (508) 259-4788

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Agent, Lock Box, Go Direct, Appointment Required, Sign**

Showing: Facilitator: **Call List Agent, Lock Box, Go Direct, Appointment Required, Sign**

Special Showing Instructions:

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

## Market Information

Listing Date: **5/31/2018**

Days on Market: Property has been on the market for a total of **225** day(s)

Expiration Date:

Original Price: **\$575,000**

Off Market Date: **1/11/2019**

Sale Date: **2/15/2019**

Sale Price: **\$510,000**

Offer Date: **12/29/2018** Days to Offer: **212**

Listing Market Time: MLS# has been on for **225** day(s)

Office Market Time: Office has listed this property for **225** day(s)

Cash Paid for Upgrades:

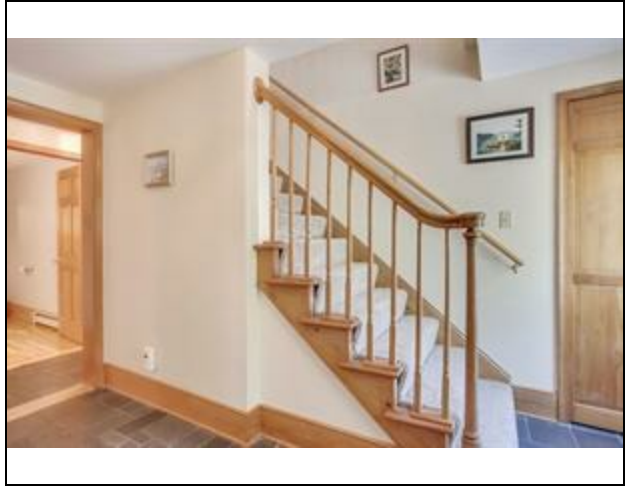
Seller Concessions at Closing:

Financing: **Conv. Fixed**

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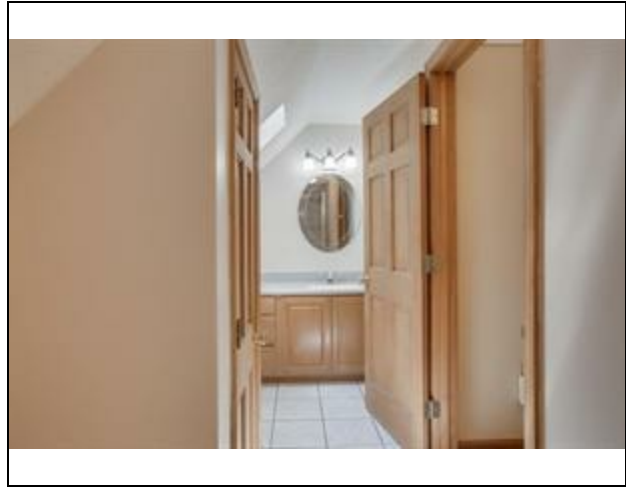
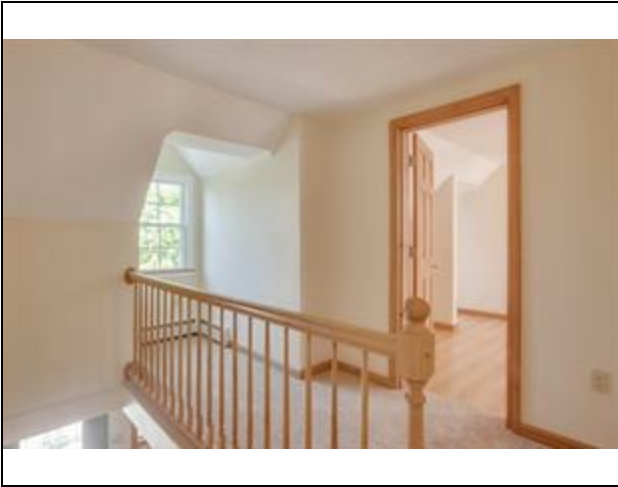
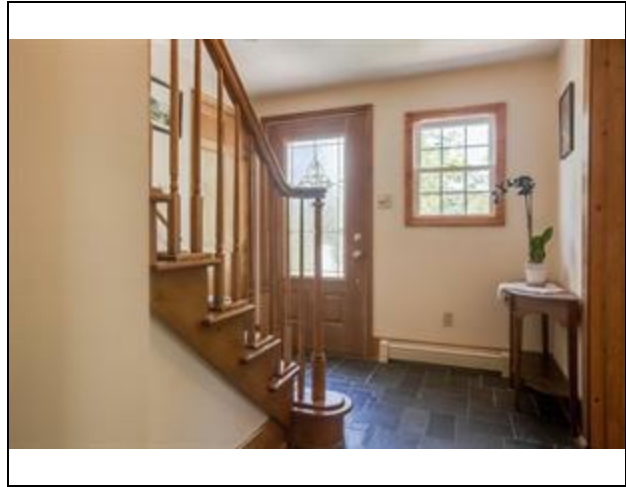
## Market History for 63 Cherry Street, Shrewsbury, MA 01545

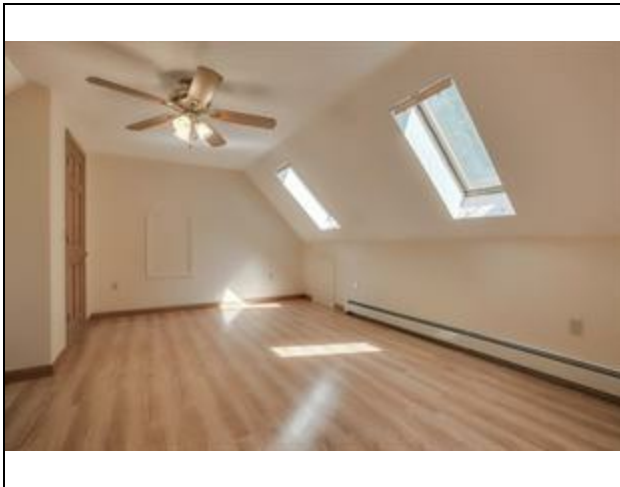
MLS #	Date		DOM	DTO	Price
72337286	5/31/2018	Listed for <b>\$575,000</b>			\$575,000
	7/5/2018	Price Changed to: <b>\$550,000</b>			\$550,000
	8/2/2018	Price Changed to: <b>\$540,000</b>			\$540,000
EXT	9/15/2018	Status Changed to: <b>Extended</b>			
	9/20/2018	Price Changed to: <b>\$525,000</b>			\$525,000
CTG	12/30/2018	Status Changed to: <b>Contingent</b>			
UAG	1/11/2019	Status Changed to: <b>Under Agreement</b>			
SLD	2/15/2019	Status Changed to: <b>Sold</b>			
	2/15/2019	Sold for <b>\$510,000</b>	225	212	<b>\$510,000</b>
<b>Market History for Keller Williams Realty (AN0875)</b>			<b>225</b>	<b>212</b>	<b>\$510,000</b>
<b>Market History for this property</b>			<b>225</b>	<b>212</b>	<b>\$510,000</b>













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