

**17 Woodard Rd  
Walpole, MA 02081  
Single Family**

MLS #: **72933532** Status: **New**  
 List Price: **\$449,000**  
 List Date: **1/13/2022**  
 Area: Off Market Date:  
 List\$/Sq. Ft.: **\$352.99**  
 Days on Market (Total): **2** Days on Market (Office): **2**  
 Neighborhood/Sub-Division: **North Walpole**

**Property Features**

Rooms: **6** Style: **Ranch**  
 Bedrooms: **3** Type: **Detached**  
 Baths: **1f 1h** Approx. Acres: **0.47**  
 Master Bath: **Yes** Apprx Lot Size: **20,274 Sq. Ft.**  
 Fireplaces: **1** Approx. Living Area: **1,272 Sq. Ft.**  
 Year Built: **1962** Foundation: **46 x 27 Poured Concrete**  
 Color: **Yellow** Garage: **1 Attached, Side Entry**  
 Parking: **3 Off-Street, Tandem, Paved Driveway**  
 Handicap Access/Features: **No**



**Room Descriptions**

| Room            | Level | Size | Features   |
|-----------------|-------|------|--|
| Living Room:    | 1     |      | Fireplace, Closet, Flooring - Hardwood, Window(s) - Picture, Main Level, Cable Hookup, Open Floor Plan |
| Dining Room:    | 1     |      | Flooring - Hardwood, Main Level  |
| Kitchen:        | 1     |      | Main Level   |
| Master Bedroom: | 1     |      | Bathroom - 1/4, Flooring - Hardwood, Main Level  |
| Bedroom 2:      | 1     |      | Flooring - Hardwood, Main Level  |
| Bedroom 3:      | 1     |      | Flooring - Hardwood, Main Level  |
| Bath 1:         | 1     |      | -  |
| Bath 2:         | 1     |      | -  |
| Laundry:        | B     |      | -  |

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal**  
 Basement: **Yes Full, Partially Finished**  
 Construction: **Frame**  
 Cooling: **None**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Wood, Gutters**  
 Heating: **Forced Air, Oil**  
 Interior Features: **Security System, Cable Available, Internet Available - Broadband**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **does not include partially finished basement**  
 Road Type: **Public**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**OPEN HOUSES 1/15 & 1/16 2-4 PM. This is the neighborhood you have been looking for in Walpole. Whether just starting out or downsizing, you cannot beat the location nor the price. This is a perfect starter home for someone looking to get into a wonderful neighborhood or a downsizer looking to escape the "big house". A rare home in Walpole that is on town sewer and not septic. 3 Beds all on the 1st floor. A master with w/ a half bath. Partially finished space in the lower level could make this a homerun for more growth in the future. Your car is gonna love the garage. \*\*\*All Showings Start @ at the 1st open house and will be during OH times only. Offers if any are due by MONDAY @ 4:00 PM. Being offered subject to suitable housing and "as is". Pics coming soon.**

**Tax Information**

2022 Taxes: **\$6,902** Assessment: **\$477,300** Cert: Zoning Code: **RB:1010**  
 Pin #: **M:00017 B:00124 L:00000** Map: Block: Lot: Book: **8984** Page: **564**

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **2.0**  
 Compensation Based On: **Net Sale Price**