



115 Brickel Rd
STOUGHTON, MA 02072

OFFERED AT

\$499,000

SIZE AND LOCATION

Introducing 115 Brickel Road, a charming 4-bedroom, 1.5-bath residence in desirable Stoughton, MA. This lovely home is currently undergoing upgrades, including the installation of a brand-new septic system. Embrace comfort and style in the spacious bedrooms, perfect for a growing family or accommodating guests. The bright and inviting living spaces offer ample room for relaxation and entertainment. Prepare delicious meals in the well-appointed kitchen, featuring modern appliances and abundant storage. The property's convenient location ensures easy access to nearby amenities, schools, and transportation options. Don't miss the opportunity to make this house your dream home. Welcome to 115 Brickel Road, where comfort and convenience unite.

**Conforming 30 Year Fixed, 20%
down rate: 6.850% (APR 7.174%)***

mtg. payment	\$2,615.79
mtg. insurance	\$0.00
tax, insurance & hoa	\$459.25
total monthly	\$3,075.04
down payment	\$99,800

**Conforming 15 Year Fixed, 20%
down rate: 6.000% (APR 6.474%)****

mtg. payment	\$3,368.68
mtg. insurance	\$0.00
tax, insurance & hoa	\$459.25
total monthly	\$3,827.93
down payment	\$99,800

*Sample monthly Principal and Interest (P&I) payment of \$2,615.79 is based on a purchase price of \$499,000, down payment of 20%, 30 year fixed rate mortgage and rate of 6.850%/7.174% APR (annual percentage rate), with 0.925 discount points (discount point fee \$3,692.60 to be charged at closing). Advertised rates and APR effective as of 06/16/23 and are subject to change without notice. Above scenario assumes a first lien position, 740 FICO score, 30 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate and APR will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Guaranteed Rate for more information and up to date rates.

**Sample monthly Principal and Interest (P&I) payment of \$3,368.68 is based on a purchase price of \$499,000, down payment of 20%, 15 year fixed rate mortgage and rate of 6.000%/6.474% APR (annual percentage rate), with 0.823 discount points (discount point fee \$3,285.42 to be charged at closing). Advertised rates and APR effective as of 06/16/23 and are subject to change without notice. Above scenario assumes a first lien position, 740 FICO score, 30 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate and APR will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Guaranteed Rate for more information and up to date rates.

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