

**Michael Mahoney | Realtor | 617-615-9435
MA. License #9051300 Real Broker, LLC**

**MLS # 73185290 - New
Single Family - Detached**



**22 Highland St
Milford, MA 01757
Worcester County**
List Price: **\$549,000**

Style: **Cape** Total Rooms: **7**
Color: **Brck/Putty** Bedrooms: **4**
Grade School: **Milford Element** Bathrooms: **3f 0h**
Middle School: **Stacy Middle** Main Bath:
High School: **Milford HS** Fireplaces: **3**
Approx. Acres: **0.33 (14,201 SqFt)** Approx. Street Frontage:
Handicap Access/Features: **No**
Directions: **Route 140 (West Street) to Highland or Purchase to West Fountain Street to Highland Street**

Remarks

More Photos Coming SOON. Open Houses SAT 12/9 12-2 & SUN 12/10 12-2. Introducing 22 Highland Street, Milford: A Timeless Residence with Modern Comforts. Nestled in the heart of Milford, this distinguished 4-bedroom, 3-full-bath home at 22 Highland Street epitomizes the perfect blend of classic elegance and contemporary convenience. Boasting a refined architectural design and an array of desirable features, this property presents an unparalleled opportunity for those seeking a sophisticated and comfortable living experience. Ideal for an extended family with a complete in-law in the lower level. You are going to love the pool in 2024. Offers if any due Monday by 2:30.

Property Information

Approx. Living Area Total: **2,544 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Above Grade: **1,762 SqFt** Approx. Below Grade: **782 SqFt**
Living Area Disclosures:

Heat Zones: **Hot Water Baseboard, Oil, Wood Stove** Cool Zones: **Central Air**
Parking Spaces: **6 Paved Driveway** Garage Spaces: **1 Attached, Garage Door Opener, Storage**
Disclosures: **Offers if any due MON by 2:30 PM. Subdivision being developed behind property. Talk to agent about lot lines w/ subdivision and encroachments.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13'4"X19'3"	Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1	13'4"X8'1"	Main Level
Family Room:	1	15'10X15'8"	Wood / Coal / Pellet Stove, Flooring - Hardwood, Main Level
Kitchen:	1	15'10X11'4"	Main Level, Kitchen Island
Main Bedroom:	2	12X12'7"	Flooring - Hardwood
Bedroom 2:	2	10'7"X12'8"	Flooring - Hardwood
Bedroom 3:	2	13'4"X12'9"	Flooring - Hardwood
Bedroom 4:	2	15'5"X12'10"	Flooring - Hardwood
Bath 1:	1	7'2"X7'9"	Bathroom - Full, Bathroom - With Tub, Main Level
Bath 2:	2	7'6"X6'6"	Bathroom - Full, Bathroom - With Shower Stall
Bath 3:	B	11'7"X5'2"	Bathroom - Full
Laundry:	B	-	-
Inlaw Apt.:	B	-	Bathroom - Full, Wood / Coal / Pellet Stove, Flooring - Wall to Wall Carpet, Dryer Hookup - Electric, Exterior Access, Washer Hookup
Wine Cellar:	B	10'6"X6'6"	-

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility**
Basement: **Yes Full, Finished, Sump Pump, Concrete Floor, Exterior Access**
Beach: **No**
Construction: **Frame, Brick**
Electric: **Circuit Breakers**
Exterior: **Aluminum, Brick**
Exterior Features: **Porch - Enclosed, Patio, Pool - Inground, Gutters**
Flooring: **Wood**
Foundation Size: **38 x 30**
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Lot Description: **Level, Other (See Remarks)**
Road Type: **Public**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **Southeast**
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1953** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Tax Information

Pin #: **M:49 B:000 L:393**

Assessed: **\$451,700**

Tax: **\$6,527** Tax Year: **2023**

Book: **37974** Page: **295**

Cert:

Zoning Code: **RB**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**

Facilitator: **2.0**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Real Broker MA, LLC**  (855) 450-0442

Listing Agent: **Michael Mahoney**  (617) 615-9435

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/Var.Rate Comm.**

Entry Only: **No**

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

Showing: Buyer-Agent:  **Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions: **All appointments the 1st week will be at the open houses on December 9th & 10th.**

Firm Remarks

Agents see all pics now @ www.22HighlandSt.com

Market Information

Listing Date: **12/5/2023**

Days on Market: Property has been on the market for a total of **3** day(s)

Expiration Date:

Original Price: **\$549,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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