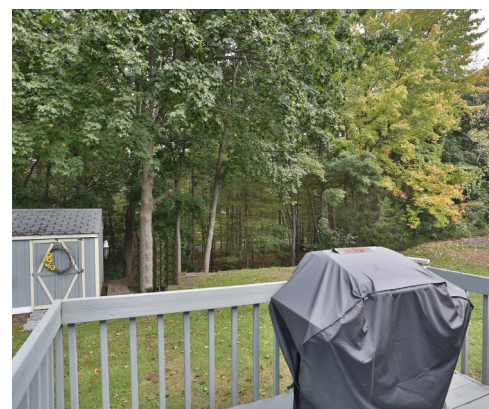
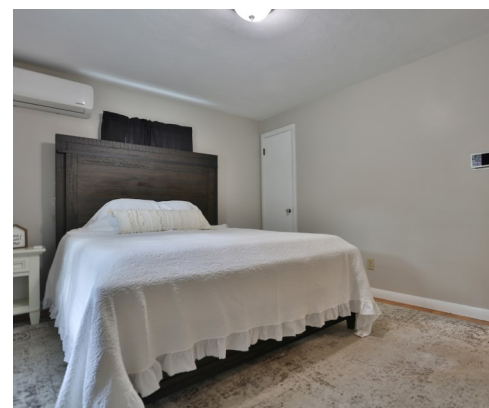




43 MOUNT VIEW DRIVE, CLINTON

\$399,000

**NEWLY
RENOVATED!**



**3
BEDS**



**1
BATHS**



**888
SQ. FT.**

WELCOME TO 43 MOUNT VIEW DRIVE, CLINTON, MA! You will appreciate the attention to detail that the current owners have put into this pristine condition, newly renovated, 3 bedroom Ranch on a dead-end street near the Bolton/Lancaster line! New tastefully designed white kitchen (2022), granite counter, Farmer's sink, stainless steel appliances (stove, dishwasher, microwave, refrigerator), with access to the deck for grilling and relaxation. New laminate flooring in kitchen/living room, and recessed lighting. Updated full bath with luxurious radiant heat in the floor. New 3 zone economical Pioneer mini-splits (2021) for central heat and air conditioning. Expansion possibility in the unfinished basement. Lovely yard for outdoor activities, which includes a shed for your tools/lawn mower. Near all major shopping, Wachusett Reservoir, recreational facilities, brewery, schools, and library. Plenty off street parking. Washer and dryer included in the sale. Perfect for a first time buyer or a retiree looking to downsize. This one is a beauty!



S. ELAINE MCDONALD,
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SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73168908 - New
Single Family - Detached**

**43 Mount View Dr
Clinton, MA 01510
Worcester County**

List Price: **\$399,000**

Style: **Ranch**

Total Rooms: **5**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Main Bath: **No**

High School:

Fireplaces: **0**

Approx. Acres: **0.24 (10,320 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Near Water St, off Bolton Road & Blossom St**

Remarks

Welcome to 43 Mount View Dr, Clinton, MA! You will appreciate the attention to detail that the current owners have put into this pristine condition, newly renovated 3 bedroom Ranch on a dead-end street near the Bolton/Lancaster line! New tastefully designed white kitchen (2022), granite counter, Farmer's sink, SS appliances (stove, dishwasher, microwave, frig), w/ access to deck for grilling & relaxation. New laminate flooring in kitchen/living room, & recessed lighting. Updated full bath w/ luxurious radiant heat in the floor. New 3 zone economical Pioneer mini-splits (2021) for central heat & AC. Expansion possibility in the unfinished basement. Lovely yard for outdoor activities, which includes a shed for your tools/lawn mower. Near all major shopping, Wachusett Reservoir, recreational facilities, brewery, schools, & library. Plenty off street parking. Washer & dryer included in the sale. Perfect for a first time buyer or a retiree looking to downsize. This one is a beauty!

Property Information

Approx. Living Area Total: **888 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **888 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **3 Heat Pump, Electric, Ductless Mini-Split System**

Cool Zones: **3 Heat Pump, 3 or More, Ductless Mini-Split System**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments/offer instructions in MLS. Offer to be in one PDF. Seller reserves the right to accept an offer@ any time. All offers presented as they are received. Radiant heat in bathrm floor. Elec HW heater (2021). Hot tub in as is cond.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X10	Flooring - Laminate, Exterior Access, Open Floor Plan
Kitchen:	1	12X12	Flooring - Laminate, Dining Area, Countertops - Stone/Granite/Solid, Deck - Exterior, Exterior Access, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	1	13X10	Closet, Flooring - Hardwood
Bedroom 2:	1	10X10	Closet, Flooring - Hardwood
Bedroom 3:	1	10X9	Closet, Flooring - Hardwood
Bath 1:	1	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	1	10X8	Deck - Exterior

Features

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

Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Interior Access, Bulkhead, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Deck, Gutters, Storage Shed, Screens, Garden Area**

Flooring: **Laminate, Hardwood**

Foundation Size: **37x24**

Foundation Description: **Poured Concrete**

Hot Water: **Electric, Tank**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Level**

Road Type: **Public, Paved, Publicly Maint., Dead End**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal property**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1955** Source: **Public Record**

Year Built Description:

Renovated Since

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0125 B:3494 L:0000**

Assessed: **\$280,200**

Tax: **\$3,746** Tax Year: **2023**

Book: **64621** Page: **295**

Cert: **000000031326**

Zoning Code: **Res**

Map: **125** Block: Lot: **3494**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								311 CLINTON, MA VISION				
TEIXEIRA, ANTONIO TEIXEIRA, JOYCE A 43 MT VIEW DR CLINTON MA 01510						Description	Code	Appraised	Assessed									
						RESIDNTL	1010	176,500	176,500									
						RES LAND	1010	103,300	103,300									
		SUPPLEMENTAL DATA				RESIDNTL	1010	400	400									
		Alt Prcl ID PRECINC VERIFY NOTES NOTES 2 NOTES 3 GIS ID F_612189_2979648			B PERMIT B PERMIT B PERMIT B PERMIT B PERMIT Assoc Pid#		Total		280,200	280,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TEIXEIRA, ANTONIO WEST KEVIN G WEST DOROTHY B		64621	295	03-05-2021	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		58771	0367	05-08-2018	U	I	100	1A	2023	1010	176,500	2022	1010	155,800	2021	1010	139,400	
		14673	0131	11-02-1992			0			1010	103,300		1010	93,900		1010	89,500	
										1010	400		1010	400		1010	400	
		Total						280,200		Total		250,100		Total		229,300		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount										Comm Int	
									APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)176,500 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)400 Appraised Land Value (Bldg)103,300 Special Land Value0 Total Appraised Parcel Value280,200 Valuation MethodC Exemption0 Adjustments Total Appraised Parcel Value280,200									
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
WHITE UG SEPTIC SYSTEM FBM=FAIR STORAGE USE																		
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
									10-03-2019	DTH			99	Cyclical Inspection				
									07-16-2012	DJB			99	Cyclical Inspection				
									03-13-1996	FG			00	Measur+Listed				
									03-13-1996	FG			00	Measur+Listed				
LAND LINE VALUATION SECTION																		
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nhbd.	Nhbd. Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value		
1	1010	Single Family	R2		10,320 SF	9.1	1.10000	6	1.00		1.000				0	10.01	103,300	
Total Card Land Units					10,320 SF	Parcel Total Land Area: 0					Total Land Value					103,300		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	01	Ranch									
Model	01	Residential									
Grade:	03	Average									
Stories:	1	1 Story									
Occupancy	1					COMPLEX INFORMATION					
Exterior Wall 1	25	Vinyl Siding				Element	Description				
Exterior Wall 2						Parcel Id					
Roof Structure:	03	Gable/Hip				Complex Descr					
Roof Cover	03	Asph/F GlS/Cmp				Complex Num					
Interior Wall 1	05	Drywall/Sheet				Prc Cmplx Adj	1.00				
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	14	Carpet				RCN	248,611				
Interior Flr 2											
Heat Fuel	02	Oil									
Heat Type:	05	Hot Water				Year Built	1955				
AC Type:	01	None				Effective Year Built	1993				
Total Bedrooms	02	2 Bedrooms				Depreciation Code	AA				
Total Bthrms:	1					Remodel Rating					
Total Half Baths	0					Year Remodeled					
Total Xtra Fixtrs						Depreciation %	29				
Total Rooms:	5	5 Rooms				Functional Obsol	0				
Bath Style:	02	Average				External Obsol	0				
Kitchen Style:	02	Modern				Trend Factor	1				
						Condition					
						Condition %					
						Percent Good	71				
						Cns Sect Rcld	176,500				
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value	
PAT1	PATIO-AVG	L	160	2.50	1996		30		0.00	100	
SHD1	SHED, WOOD	L	112	8.00	1996		30		0.00	300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	888	888	888	213.32	189,428					
FBM	Basement, Finished	0	444	155	74.47	33,065					
STP	Stoop	0	16	2	26.67	427					
UBM	Basement, Unfinished	0	444	89	42.76	18,985					
WDK	Deck, Wood	0	80	8	21.33	1,707					
Ttl Gross Liv / Lease Area		888	1,872	1,142	5,000.00	243,612					

FBM
(444 sf)

UBM
(444 sf)

WDK
8
10

BAS
24
37
STP 4
4

43 MT VIEW DR

Location

43 MT VIEW DR

Mblu

125/ 3494/ / /

Owner

TEIXEIRA, ANTONIO

Assessment

\$287,100

PID

3209

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$183,800	\$103,300	\$287,100

Owner of Record

Owner

TEIXEIRA, ANTONIO

Sale Price

\$280,000

Co-Owner

TEIXEIRA, JOYCE A

Certificate

Address

43 MT VIEW DR

Book & Page

64621/295

CLINTON, MA 01510

Sale Date

03/05/2021

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TEIXEIRA, ANTONIO	\$280,000		64621/295	00	03/05/2021
WEST KEVIN G	\$100		58771/0367	1A	05/08/2018
WEST DOROTHY B	\$0		14673/0131		11/02/1992

Building Information

Building 1 : Section 1

Year Built:

1955

Living Area:

888

Replacement Cost:

\$258,364

Building Percent Good:

71

Replacement Cost

Less Depreciation:

\$183,400

Building Attributes	
Field	Description

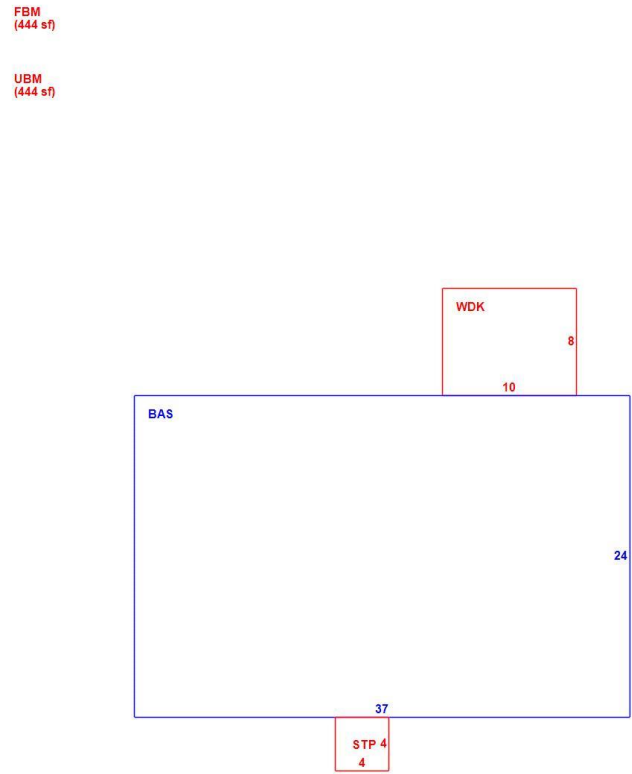
Building Photo

 Building Photo

https://images.vgsi.com/photos/ClintonMAPhotos/A0028\3209_3209_1_1_

Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(ParcelSketch.ashx?pid=3209&bid=3209)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	888	888
FBM	Basement, Finished	444	0
STP	Stoop	16	0
UBM	Basement, Unfinished	444	0
WDK	Deck, Wood	80	0
		1,872	888

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.24
Description	Single Family	Frontage	0
Zone	R2	Depth	0

Neighborhood
Alt Land Appr No
Category

Assessed Value \$103,300

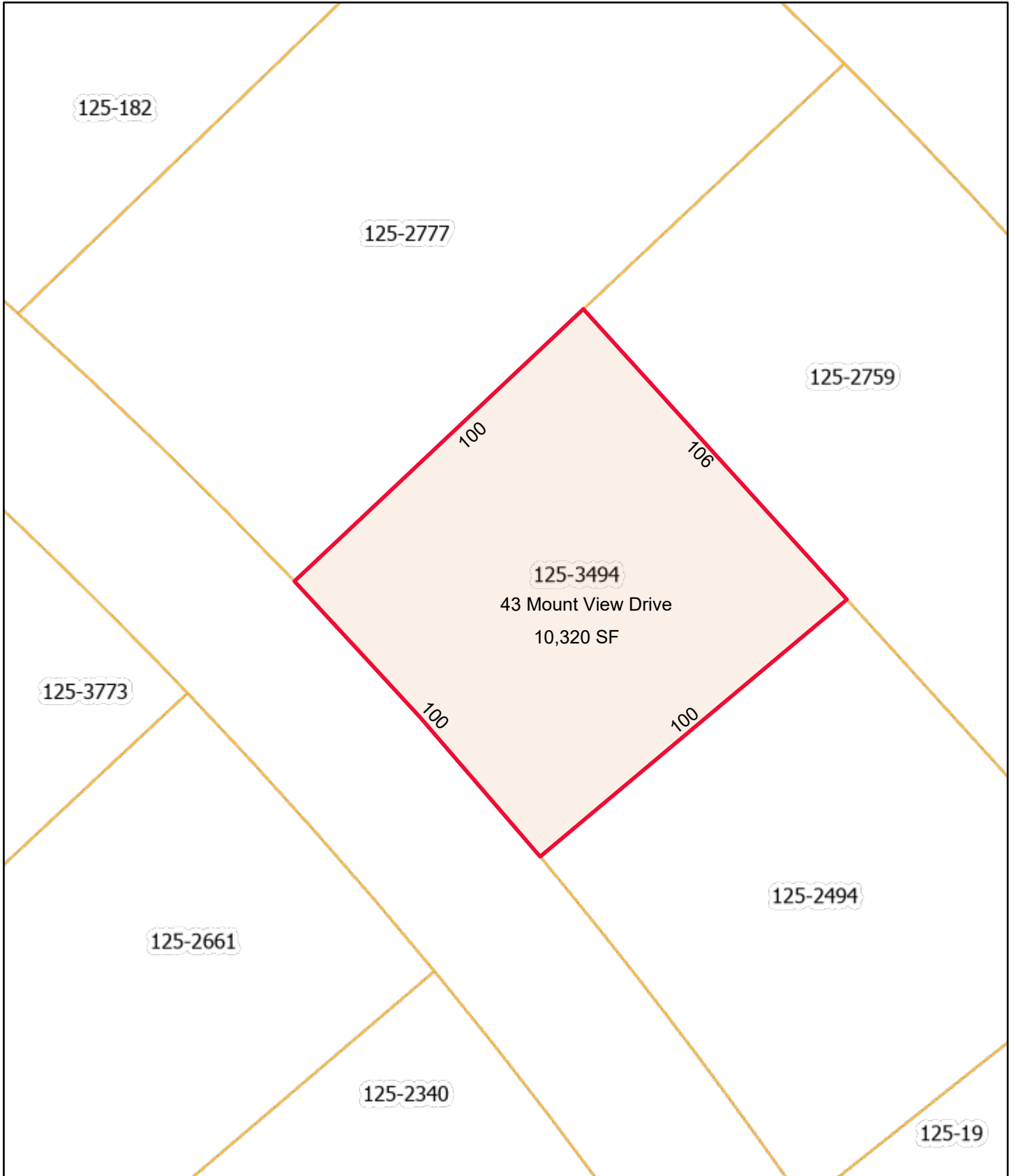
Outbuildings

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAT1	PATIO-AVG			160.00 S.F.	1
SHD1	SHED, WOOD			112.00 S.F.	1

Valuation History

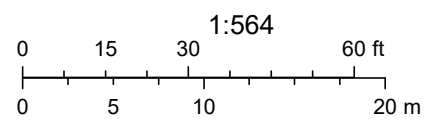
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$176,900	\$103,300	\$280,200
2022	\$156,200	\$93,900	\$250,100
2021	\$139,800	\$89,500	\$229,300

43 Mt. View Drive



October 2, 2023

-  Parcel Boundaries
-  Municipal Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Data and scale shown on this map are provided for planning and
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