


96 Old Colony Ave - Unit 368
 Taunton, MA 02780
 Condo

MLS #: **71286278** Status: **Price Changed** 
 List Price: **\$73,700**
 List Date: **9/12/2011**
 Area: **East Taunton** Off Market Date:
 List\$/SqFt: **\$62.62**
 Days on Market (Total): **128** Days on Market (Office): **128**



Property Features

Rooms: **5** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 0h** Unit Level **3**
 Master Bath: **Yes** Placement: **Upper**
 Fireplaces: **0** Apprx Living Area: **1177 sq.ft.**
 Year Built: **1987** Outdoor Space Avail:
 # Units: **175** Garage: **0 --**
 Elevator: Parking: **2 Off-Street, Common, Guest**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$325.74**
 Fee Includes: **Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Recreational Facilities, Exercise Room, Refuse Removal**

Room Descriptions

| Room | Level | Size | Features |
|-----------------|-------|------|---|
| Living Room: | 1 | | Flooring - Wall to Wall Carpet |
| Dining Room: | 1 | | Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | | -- |
| Master Bedroom: | 1 | | Bathroom - Full, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | | Flooring - Wall to Wall Carpet |
| Laundry: | 1 | | -- |

Features & Other Information



Appliances: **Range, Dishwasher, Compactor, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Brick**
 Cooling: **Central Air**
 Disclosures: **Subject to short sale approval.**
 Electric: **100 Amps**
 Exclusions: **sellers personal property**
 Exterior: **Brick**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **Yes**
 Lender Owned: **No**
Tax Information

Remarks

Unit located right off the elevator overlooking the pool & the river. This garden style unit offers an open floor plan good size rooms. Complex offers a pool, playground, fitness room, racquetball court, & function room. This condo needs your tlc. Subject to third party approval. BANK APPROVED FOR \$73,700

Pin #:
 Assessment: **\$146,600**
 Taxes: **\$1716** Tax Year: **2011**
 Book: **17327** Page: **46**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:

Listing Information

Directions: **Middleboro Ave to Old Colony Ave or Route 44 (Raynham) to Orchard St. to Old Colony Ave.** Original Price: **\$146,000**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Sub-Agent Comp.: **Not Offered**
 Showing: Buyer-Agent: **Other (See Special Showing Instructions)** Buyer Agent Comp.: **2.5**
 Showing: Facilitator: **--** Facilitator Comp.: **1**
 Special Showing Instructions: **Email listing agent for showings. No calls. Showings from 4:00 pm Mon-Fri & all day on Sat & Sun**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No**
 Listing Office: **Keller Williams Realty**  (508) 238-5000 Listing Agent: **MaryAnn Dempsey**  (508) 952-0172
Offer to Purchase has been accepted. The reason why this listing is remaining as 'ACTIVE': Third Party Approval

Market History for 96 Old Colony Ave U:368, Taunton, MA : East Taunton 02780

| MLS # | Date | | | DOM | Price |
|---|-------------|---|-----------------|------------|--------------|
| 71286278 | 9/12/2011 | Listed for \$146,000 | MaryAnn Dempsey | | \$146,000 |
| | 9/26/2011 | Price Changed to: \$126,000 | MaryAnn Dempsey | | \$126,000 |
| | 10/16/2011 | Price Changed to: \$99,000 | MaryAnn Dempsey | | \$99,000 |
| | 10/30/2011 | Price Changed to: \$89,000 | MaryAnn Dempsey | | \$89,000 |
| | 11/8/2011 | Price Changed to: \$79,000 | MaryAnn Dempsey | | \$79,000 |
| | 11/20/2011 | Listing Alert Flag set to: Yes - Accepting Additional Offers | MaryAnn Dempsey | | |
| | 1/18/2012 | Price Changed to: \$73,700 | MaryAnn Dempsey | 128 | \$73,700 |
| Market History for Keller Williams Realty (BB4624) | | | | 128 | |
| Market History for this property | | | | 128 | |



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