

HOME FOR SALE



70 Riley Switch Rd

Phillipston, Massachusetts

United States

Asking Price

**\$349,900**

Bedrooms 1

Bathrooms 1

Size 0

Listed by: Realtyww Info

Year Built

Date Listed **09/08/2024**

Listing ID **GL-1726312165**

For more information, visit:

<https://www.globallistings.com/11278436>

## Overview

Cape style home located on 3+acre site just a short distance to Route 2. First floor features an updated kitchen, large dining room and a living room with hearth and vaulted beamed ceiling. Second floor has bedroom, full bath, sitting room overlooking living room with a large bonus room that could be built out as a bedroom. Basement is partially finished with an additional bedroom. Large 2-car detached garage. New septic tank and D-Box. Certificate of Compliance to be provided. New boiler, hot water tank and water filtration. This property is eligible under Freddie Mac First Look Initiative through 9/30/24 (30 days from List Date). Only owner occupant, non-profit and Neighborhood Stabilization Program (NSP) offers will be reviewed and considered during First Look. Seller will not allow more for than 10 Days for Inspections. Sold in strictly as-is condition. All offers must have Proof of Funds or Pre-Approval within last 30 days and a min deposit of \$1000.

For more details:

Listed by: Colleen Altison

**Contact**

**Email**

**Phone**