



816 Patriots Road, Templeton, Massachusetts

The
DEBBIE
SPENCER
GROUP

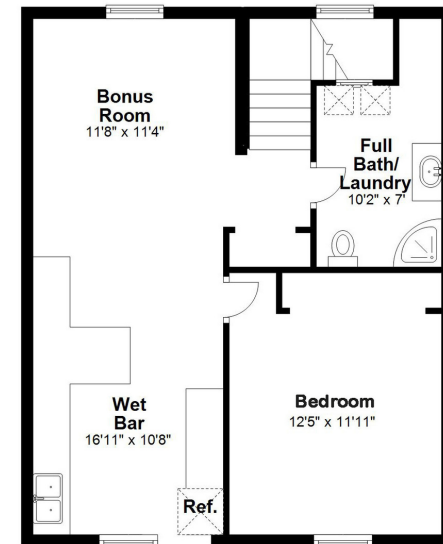
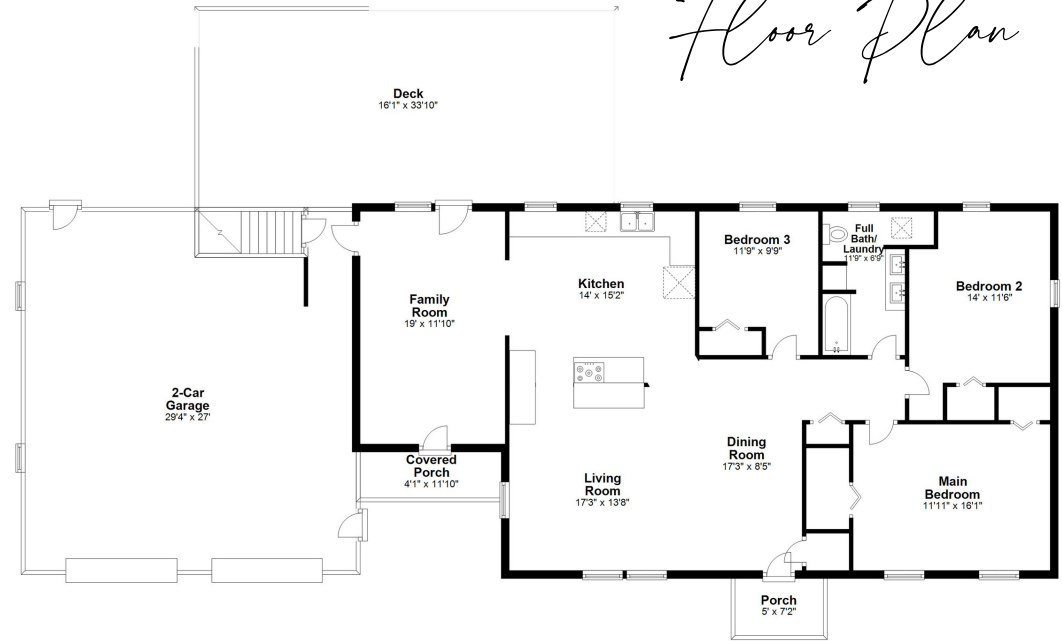
816 Patriots Road *Templeton, Massachusetts*

Move-in ready charm awaits on over an acre of land! This adorable ranch boasts upgrades that make it a perfect haven. Step through the front door and be greeted by an open-concept living area featuring attractive bamboo flooring. The kitchen showcases stainless steel appliances and a statement farmhouse sink. Flowing seamlessly, the family room boasts vaulted ceilings, abundant natural light, and easy access to the outdoors, perfect for entertaining. Three bedrooms and a full bathroom with laundry complete the main level. Attached, you'll find an oversized, heated two-car garage. But wait, there's more! Stairs lead you to a versatile bonus space above the garage, offering endless possibilities. Finally, a fenced-in backyard and circular driveway provide the perfect setting for creating memories with friends or family.





Floor Plan



FLOOR PLAN CREATED BY
Madore Photography

Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Presenting 816 Patriots Road, Templeton Massachusetts

OVERVIEW

Style	Ranch
Year Built	1969 (Renovated Since)
Rooms	8
Bedrooms	4
Baths	2 Full
Lot Size	1.21 Acres (58,876 Sq. Ft.)
Living Area	2,184 Sq. Ft.

STRUCTURE

Color	Light Grey
Exterior	Vinyl
Roof	30-Year Architectural Shingles, Single Layer (2017)
Driveway	Paved, Circular
Foundation	Block
Floors	Bamboo (Main House)
Basement	Unfinished, Exterior Access
Attic	Pull Down Stairs
Garage	2-Car, Heated, Oversized
Windows	Thermo (Newer)
Deck	Yes
Shed	Yes
Fence	Fenced-In Backyard

SERVICES

Heat / Fuel	Forced Hot Water/ Oil (2007)
Heat Zones	2 Zones (Main House, Garage, & Living Space Above Garage)
Cooling	Mini Split (2019), Heating & Cooling
Cool Zones	3 Zones (Master Bedroom, 2nd Bedroom & Livingroom)
Electric	200 Amp, Circuit Breakers
Hot Water	Tankless (Main House), Tank, 40 Gallon (Living Space Above Garage)
Sump Pump	Hole Only
Water	Town
Sewage	4 Bedroom Septic (2023)
Generator	Wired

FINANCIAL AND LEGAL

Zoning	Residential
Book / Page	40411 / 246
Assessment	\$407,100
Taxes (2023)	\$5,130
Elementary School	Templeton Elementary
Middle School	Narragansett Middle School
High School	Narragansett High School

AMENITIES

Stove - Frigidaire, Electric, with Air Fryer
Microwave - Stainless
Refrigerator - Amana, Stainless
Dishwasher - Frigidaire, Stainless

INCLUSIONS

Refrigerator, Washer, Dryer, Microwave

DISCLOSURES

Title V in hand, Central Vacuum not working, Town owns "street lamp" in back yard, optional.



Listed for \$425,000

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