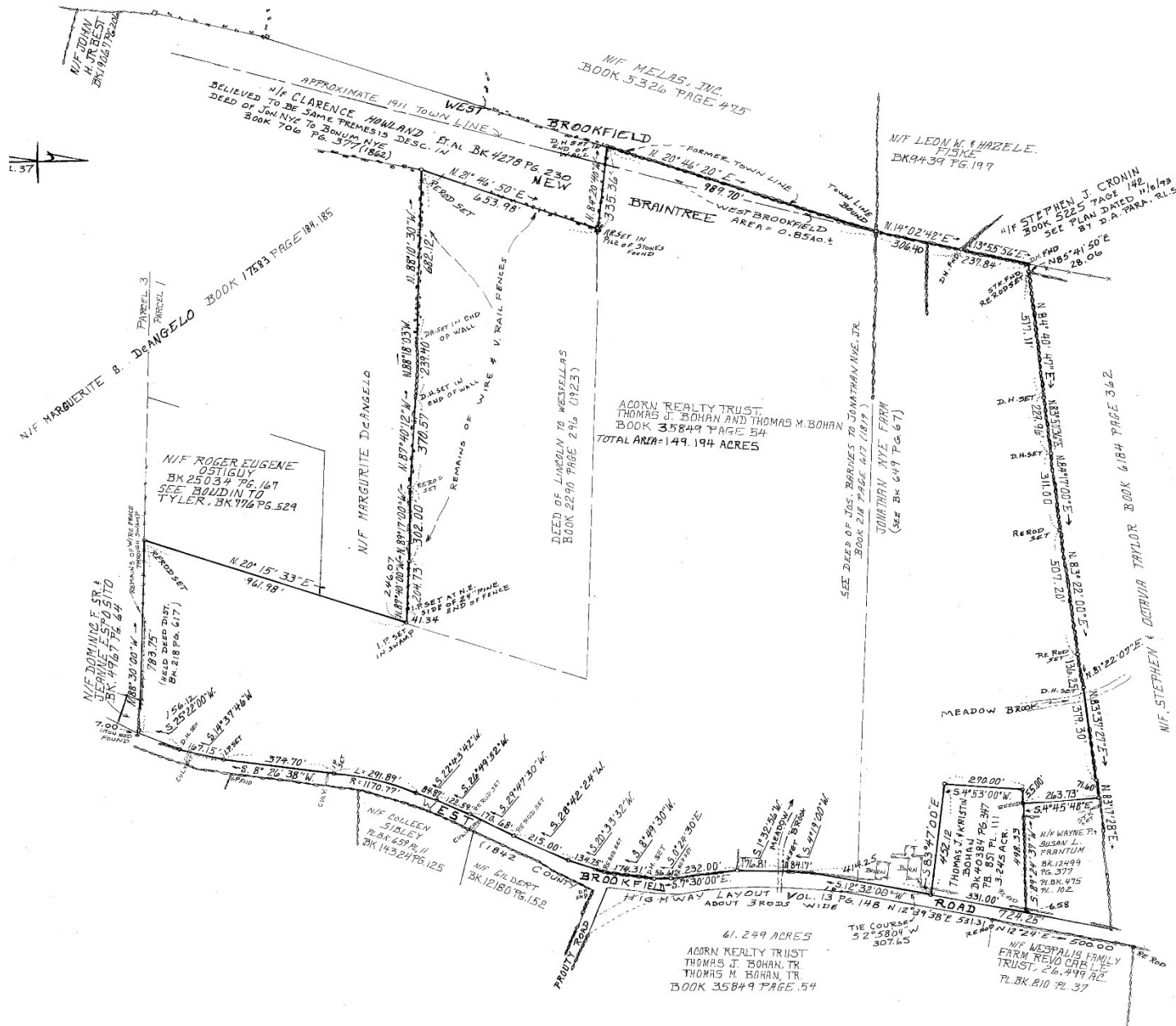


# 863 West Brookfield Road New Braintree, MA 01531



Marketed exclusively by **DONNA FLANNERY, REALTOR®**  
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**SOLD**  
ERA  
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# 863 West Brookfield Rd, New Braintree



MLS # 72572476 - Active  
Single Family - Farm

863 West Brookfield Rd  
New Braintree, MA 01531  
Worcester County

Style: **Other (See Remarks)**  
Color: **Red**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **Off West Brookfield Common on the same road as the State Police Academy**



Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **3f 0h**  
Master Bath:  
Fireplaces: **0**

## Remarks

A wonderful & unique property in a spectacular setting with over 153 acres of green peace! So many options here! The main 2 story building (100x34) has a 3 bedroom, 2 bath owners apartment - oversized, 3 bay garages for large equipment with dual entrances and a world class, fully applianced commercial kitchen which was rented for \$1,500/mo prior to listing, built in freezers and a small owners store where owners sold beef, farm products, etc. All solar powered! Plenty of parking! Detached Barn (40x50) structure is ready to transform into whatever you need. Suitable for animals or make it a single family home! Greenhouse (48x28+) plus additional barn (30x32) for small animals. Electric fencing and geo thermal frost free water trough. Plenty of green pastures and miles of trails for 4 wheeler's and horses. Vacant lot with septic system is ready to go! Double sized septic installed 2015. Over a 1/2 mile of road frontage! \*Addt. 61 AC available across street with a 1/2 mile frontage also\*

## Property Information

Approx. Living Area: **1,500 Sq. Ft.** Approx. Acres: **153 (6,664,680 Sq. Ft.)** Garage Spaces: **6 Attached, Storage, Work Area, Oversized Parking**  
Living Area Includes: Heat Zones: **Hot Water Baseboard, Wood, Active Solar, Other (See Remarks)** Parking Spaces: **15 Off-Street**  
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage: **3,236 Ft.**  
Living Area Disclosures:

Disclosures: **Commercial septic system for multiple dwellings and kitchen. buyer/buyers agent to do due diligence for options on uses for buildings/land Local farmer would like to continue leasing the land for hay and to maintain fields.\*owner may do owner financing on 2nd lot across the street(61 AC)**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	-	-
Kitchen:	1	-	-
Master Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	1	-	-
Bath 2:	1	-	-
Bath 3:	2	-	-
Laundry:	1	-	-
Other:	1	-	-
Home Office-Separate Entry:	2	-	-

## Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Basement: **No**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Solar Features**  
Exterior: **Wood**  
Exterior Features: **Storage Shed, Barn/Stable, Paddock, Greenhouse, Screens, Fenced Yard, Garden Area, Horses Permitted, Solar Powered Area Lighting, Stone Wall**  
Flooring: **Laminate**  
Foundation Size: **100x34**  
Foundation Description: **Poured Concrete**  
Hot Water: **Solar**  
Lot Description: **Wooded, Paved Drive, Stream, Additional Land Avail., Cleared, Farmland, Scenic View(s)**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**  
Water Utilities: **Private Water**  
Waterfront: **No**  
Water View: **No**

## Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features:  
Year Built: **2015** Source: **Owner**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #:  
Assessed: **\$277,300**  
Tax: **\$4,714.1** Tax Year: **2019**  
Book: **40384** Page: **347**  
Cert:  
Zoning Code: **Mixed use/**  
Map: **411** Block: Lot: **241**