

Features of 12 Mckinstry Drive, Oxford, MA



- Pond view - View of Mckinstry Pond
- House Size - 60x28 Feet
- Carport - 32x22 Feet for 2 Cars, Paved Driveway
- Year Built - Approx. 1955
- Approx. Lot Size - .82 Acres (35,700 Sq.Feet)
- Roof: Asphalt/Fiberglass Shingles, New in 2010
- Living Area - 1680 Square Feet
- 6 Rooms, 3 Bedrooms, 1 Full Bath
- Heat - Oil-Fired Forced Hot Water Baseboard, 2 Zones
- Hardwood Floors throughout House, except Vinyl in Kitchen and Bath

-Appliances Staying with Home - Range, Refrigerator, Dishwasher, Upright Freezer, Washer, Drier, Air Conditioner

Approx. Sizes

-Living/Dining Room with Fireplace- 30x14 Feet

-Kitchen & Eat-in Area - 23x13 Feet

-Study/TV Room - 11x14 Feet

-Master Bedroom - 16x14 Feet

-Bedroom 2 - 14x13 Feet

-Bedroom 3 - 13x11 Feet

-Enclosed & Heated Porch - 22x14 Feet

-Deck - 14x10 Feet

-Full Walk-Out Basement, with Fireplace in Basement and tiled floor

-Electric - 100 Amp Circuit Breakers

-Newer Electric Water Heater

-Washer, Drier Stay with House, Hook Up in Basement

-Town Water

-Private Sewer - A New Septic System For 3 Bedrooms Has Been Designed and has been **APPROVED** by the Town of Oxford Board of Health.

A Local Septic System Installer Has Bid \$9,000 to Install the system.

The System Will Not Be Installed Prior to Sale.

-Town Taxes, FY 2016 - \$3936

**-Town Appraised Value of Property,
FY 2016: \$232,500**

Easy, Convenient, Central Commuter Location

*Less than One Mile to I-395

*Ten Minutes to the MassPike Entrance/Exit in Auburn

*About One Hour to Boston, Providence,
Hartford, Springfield