



**MLS # 73044670 - Canceled
Land - Residential**

**80 Kendall Rd
Holden, MA: Jefferson, 01522
Worcester County**

List Price: **\$980,000**

Grade School: **Mayo Elementary**
High School: **Wachusett R, HS**

Middle School: **Mountview M.S.**

Directions: **GPS accurate: From Main Street (in Holden), turn onto Kendall Rd (private way on left for #80).**

Remarks

GREAT OPPORTUNITY for DEVELOPERS/INVESTORS/BUILDERS in beautiful Jefferson, MA. Land sits on a total of 12.15 private, buildable acres (can immediately build up to 6-7 lots. The property sold as-is. Minutes from Eagle Lake, Wachusett Reservoir, and the great City of Worcester. Buyer's to do Due Diligence. Land was once used as an apple orchard, and could be great for a vineyard. Many development options. *Agents to read Firm Remarks.

Property Information

Total Approx. Acres: **12.15 (529,254 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage: **100 Ft**

Timber Acres:

HOA Fee:

Disclosures:

Features

Area Amenities: **Shopping, Conservation Area, Public School**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1/2 to 1 Mile**

Cable Available:

Documents: **Legal Description, Land Survey, Other (See Remarks)**

Electric: **On-Site**

Gas: **None**

Land Description: **Wooded, Gentle Slope**

Road Type: **Private, Paved, Dead End**

Sewer Utilities: **Public, At Street**

Water Utilities: **Private**

Waterfront: **No**

Zone Usage: **Single Family, Multi-Family**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:128 B:8**

Assessed: **\$407,800**

Tax: **\$6,753** Tax Year: **2022**

Book: **58920** Page: **231**

Cert: **000000056252**

Zoning Code: **R-1**

Map: Block: Lot:

Compensation


Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Newburyport**  (978) 465-1927

Listing Agent: **Brandon O'Neill**  (617) 893-6307

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Appointment Required, Email List Agent**

Showing: Facilitator: **Appointment Required, Email List Agent, Other (See Special Showing Instructions)**

Special Showing Instructions: **Email & text listing Agent to confirm. APPTS ONLY.**

Firm Remarks

Refer to Deed and Plot Plan/map layout attached. Electricity on property. WELL water, can hook up to town water from main road. Town sewage. Options for developers to consider is Luxury homes, or one large custom home, or 40b housing. Due diligence by all buyer's. Financing approval letter w/offers

Market Information

Listing Date: **10/5/2022**

Listing Market Time: MLS# has been on for **133** day(s)

Days on Market: Property has been on the market for a total of **133** day(s)

Office Market Time: Office has listed this property for **133** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$1,550,000**

Seller Concessions at Closing:

Off Market Date: **2/15/2023**

Sale Date:

Market History for 80 Kendall Rd, Holden, MA: Jefferson, 01522

MLS #	Date		DOM	DTO	Price
73044670	10/5/2022	Listed for \$1,550,000			\$1,550,000
	10/20/2022	Price Changed to: \$1,445,000		15	\$1,445,000
	1/9/2023	Price Changed to: \$1,425,000		96	\$1,425,000
	1/21/2023	Price Changed to: \$925,000		108	\$925,000
EXT	1/21/2023	Status Changed to: Extended		108	
	1/22/2023	Price Changed to: \$980,000		109	\$980,000
CAN	2/15/2023	Status Changed to: Canceled		133	
Market History for Coldwell Banker Realty - Newburyport (AN6226)			133		
Market History for this property			133		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.

Price History for 73044670**80 Kendall Rd, Holden, MA: Jefferson, 01522**

Date		Amount	%	DOM to PCG	DOM of PCG
10/05/2022	Listed for \$1,550,000				
10/20/2022	Price Changed to: \$1,445,000	\$-105,000	6.77%	15	15
01/09/2023	Price Changed to: \$1,425,000	\$-20,000	1.38%	81	96
01/21/2023	Price Changed to: \$925,000	\$-500,000	35.09%	12	108
01/22/2023	Price Changed to: \$980,000	\$55,000	5.95%	1	109
					Listing DOM: 133
					Property DOM: 133

**** Calculates and removes Offmarket activity in DOM Timeframe**