

**The Pro's Real Estate Team  
KW Pinnacle Central  
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**MLS # 72256169 - New  
Single Family - Detached**

**43 Windy Ridge Rd**  
**Holden, MA 01522-1411**  
**Worcester County**  
Style: **Raised Ranch** Total Rooms: **9**  
Color: **Yellow** Bedrooms: **4**  
Grade School: **Davis Hill** Bathrooms: **3f 0h**  
Middle School: **Mountview** Master Bath: **Yes**  
High School: **Wachusett** Fireplaces: **1**  
Handicap Access/Features:  
Directions: **Quinapoxet Street to Windy Ridge Rd**

**Remarks**

**Large split entry located on a cul-de-sac in a desirable neighborhood in Holden. Outside, you will notice the stately columns, extensive stone walls & walkways that lead up to this home. As you enter, you will immediately feel at home. The main floor features a large living room with hardwoods that opens up to the formal dining room that's perfect for your family gatherings. The eat-in kitchen has plenty of cabinets & counter space and leads out to the backyard. An additional full bath and 3 generous sized bedrooms including a large master with private bath are on the opposite side. Head downstairs to the full walkout lower level where you will find a huge den, 4th bedroom & 3rd full bath along with a mudroom & laundry area. Heating won't be a problem with a pellet stove upstairs and wood stove downstairs. If you prefer to not use them, there is a new efficient top of the line Buderus boiler. 1 car garage, huge storage shed, patio, new roof & plenty of parking round out this great home**

**Property Information**

Approx. Living Area: **2,622 Sq. Ft.** Approx. Acres: **0.37 (16,117 Sq. Ft.)** Garage Spaces: **1 Under**  
Living Area Includes: Heat Zones: **3 Hot Water Baseboard, Oil** Parking Spaces: **6 Off-Street**  
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:  
Living Area Disclosures: **includes lower level living area**  
Disclosures: **All equipment, shelving and cabinets will be removed from the garage. Subject to seller closing on suitable housing - already have found the home**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Wood / Coal / Pellet Stove, Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area, Exterior Access</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Hardwood</b>
Bedroom 3:	<b>1</b>		<b>Closet, Flooring - Hardwood</b>
Bedroom 4:	<b>B</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full</b>
Bath 2:	<b>1</b>		<b>Bathroom - Full</b>
Bath 3:	<b>B</b>		<b>Bathroom - Full</b>
Laundry:	<b>B</b>		-
Den:	<b>B</b>		<b>Fireplace, Wood / Coal / Pellet Stove, Flooring - Wall to Wall Carpet</b>
Mud Room:	<b>B</b>		-

**Features**

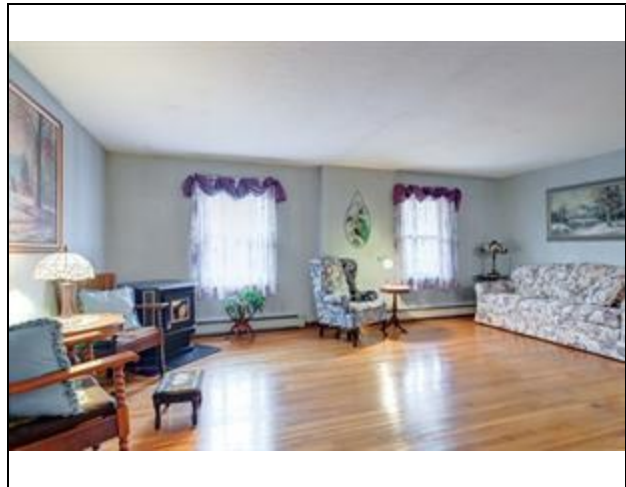
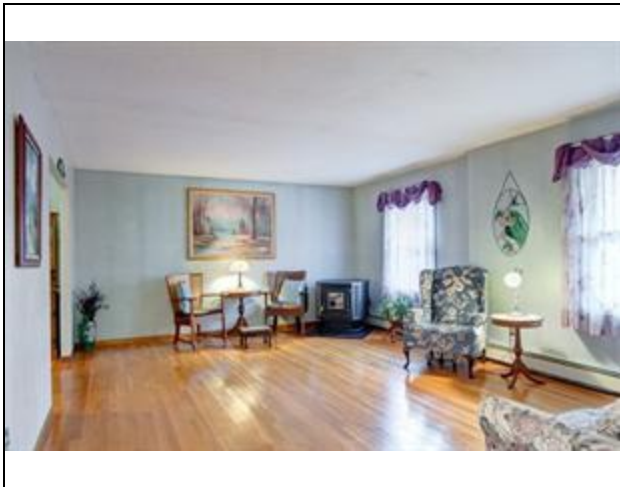
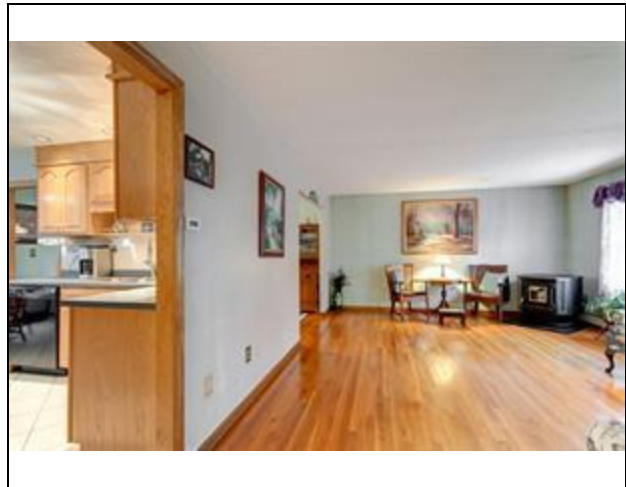
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Bike Path**  
Basement: **Yes Full, Finished, Walk Out, Interior Access, Garage Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Wood**  
Exterior Features: **Patio, Storage Shed, Sprinkler System, Garden Area, Stone Wall**  
Flooring: **Wall to Wall Carpet, Laminate, Hardwood, Stone / Slate**  
Foundation Size: **50x28**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Interior Features: **Central Vacuum, Security System, Cable Available**  
Lot Description: **Paved Drive, Gentle Slope**  
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

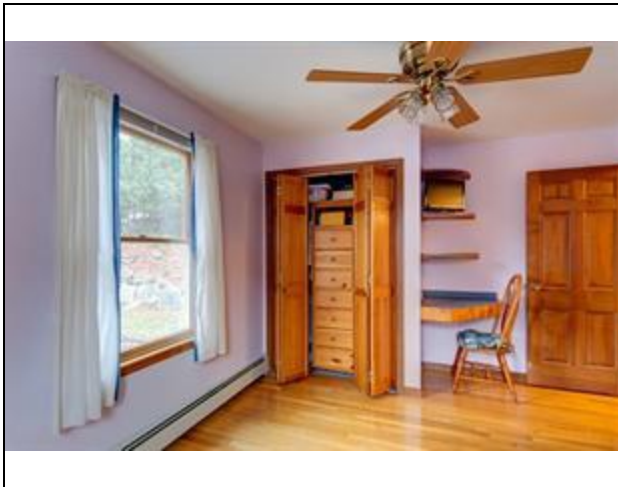
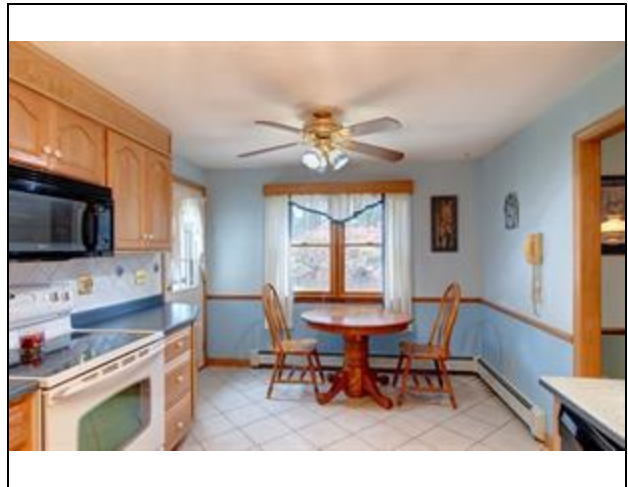
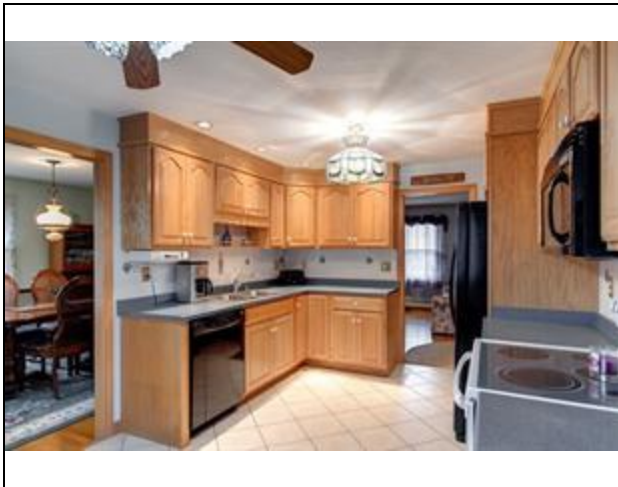
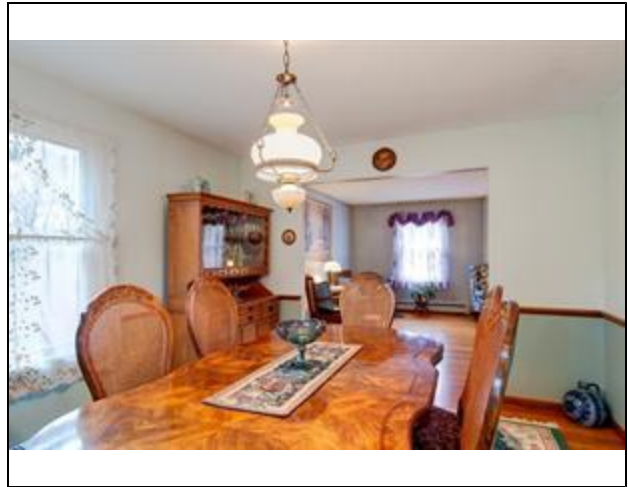
**Other Property Info**

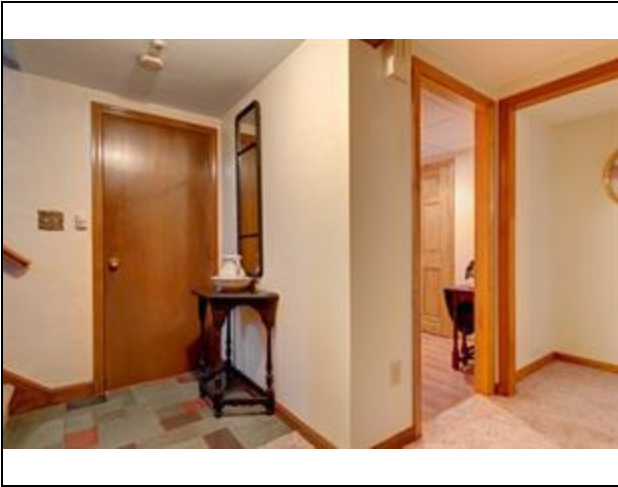
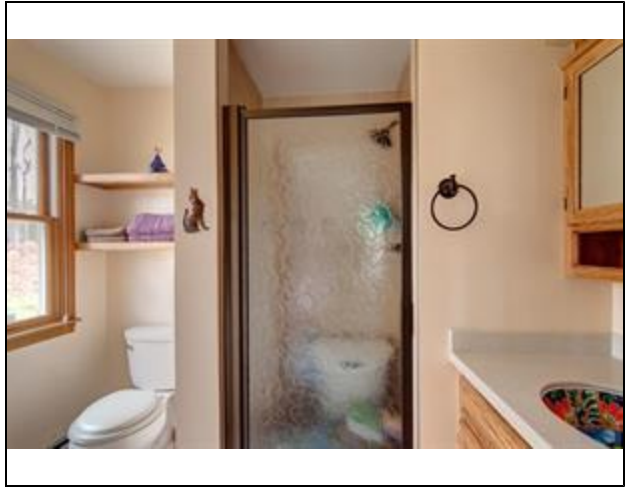
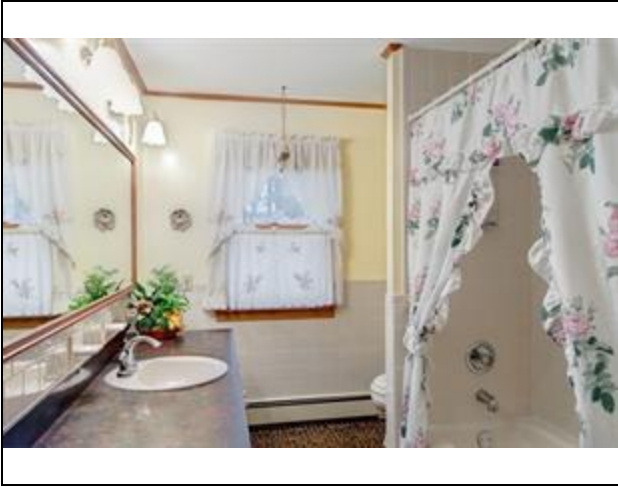
Disclosure Declaration: **Yes**  
Exclusions: **sellers personal belongings.**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1976** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

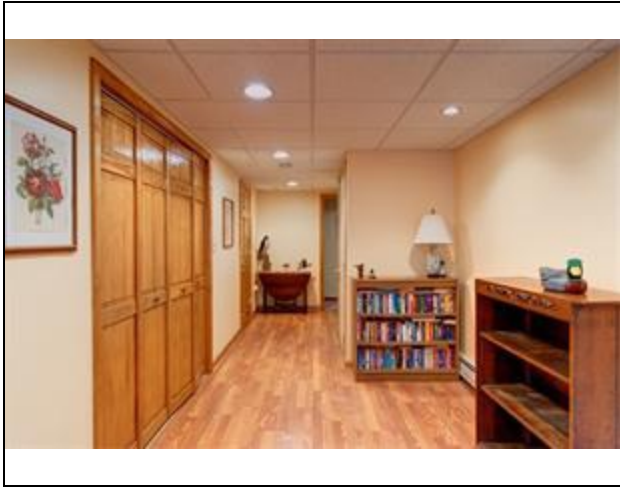
**Tax Information**

Pin #: **M:89 B:24**  
Assessed: **\$287,600**  
Tax: **\$5,059** Tax Year: **2017**  
Book: **16248** Page: **294**  
Cert:  
Zoning Code: **R-15**  
Map: Block: Lot:









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List Price: \$389,900

