



**MLS # 73449585 - New
Single Family - Detached**

**40 River St
Millbury, MA 01527
Worcester County**
Style: **Other (See Remarks)**
Color: **Yellow**
Grade School: **Elmwood**
Middle School: **Raymond Shaw**
High School: **Millbury Memorial**
Approx. Acres: **0.14 (6,031 SqFt)**
Handicap Access/Features:
Directions: **North Main to West to River St or Elm Street to River St**

List Price: **\$299,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage: **87 Ft.**

Nestled nearby to the town center, this 1,114 sq. ft. single family residence is located close to restaurants, banking, shops, the Town Hall, Library and Senior Center and less than a mile to Route 146 for ease in commuting. The home's layout includes a convenient first-level bedroom and a private second-level bedroom with additional space. The car enthusiast or Hobbyist will appreciate the generous size of the single-car garage and adjacent work area providing extra storage. The home presents the opportunity for updates from its new owner to add their personal touches to realize this home's full potential.

Property Information

Approx. Living Area Total: **1,114 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,114 SqFt** Approx. Below Grade: **0 SqFt**
Living Area Disclosures: **Seller has not lived in property for many years.**

Heat Zones: **1 Hot Water Baseboard, Oil** Cool Zones: **1 Wall AC, None**
Parking Spaces: **3 Off-Street** Garage Spaces: **1 Attached**
Disclosures: **Property sold as-is except for some personal items. Listing agents related to seller. Tank in ground approved by the town in 1986. Sale of Property is "Subject to the Appointment of the Personal Representative of the Estate."**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Wall to Wall Carpet
Main Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Flooring - Wood
Bath 1:	1		Bathroom - 3/4
Laundry:	1		-
Workshop:	1		-

Features

Appliances: **Range, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Highway Access, Public School**
Basement: **No**
Beach: **No**
Construction: **Frame**
Electric: **Fuses, 60 Amps/Less**
Exterior Features: **Covered Patio/Deck**
Flooring: **Wood, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Slab**
Hot Water: **Tankless**
Insulation: **Unknown**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **West**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:053 B:0000011 L:**
Assessed: **\$274,800**
Tax: **\$3,680** Tax Year: **2025**
Book: **21797** Page: **128**
Cert:
Zoning Code: **R-1**
Map: **53** Block: Lot: **11**

Office/Agent Information

Listing Office: **Homestead Realty Group** (508) 826-5750
Listing Agent: **John & Chris Caron (508) 826-5750**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator:
Special Showing Instructions: **ShowingTime Appts required. Please lock all doors upon departure, leave lights as you find them.**

Firm Remarks

ShowingTime appointment required please. Please lock all doors and leave light as you find them. Sale of Property is "Subject to the Appointment of Personal Representative of the Estate of Robert J. Wassell by the Worcester Probate and Family Court"

Market Information

Listing Date: **10/30/2025** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$299,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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