

PRESENTING

65 Lake Avenue, Unit 216

WORCESTER, MA



Sutherland  
GROUP

# Sun-drenched Condo with Lake Views

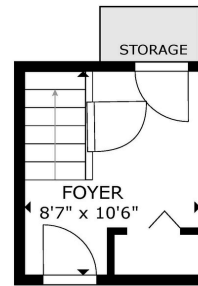
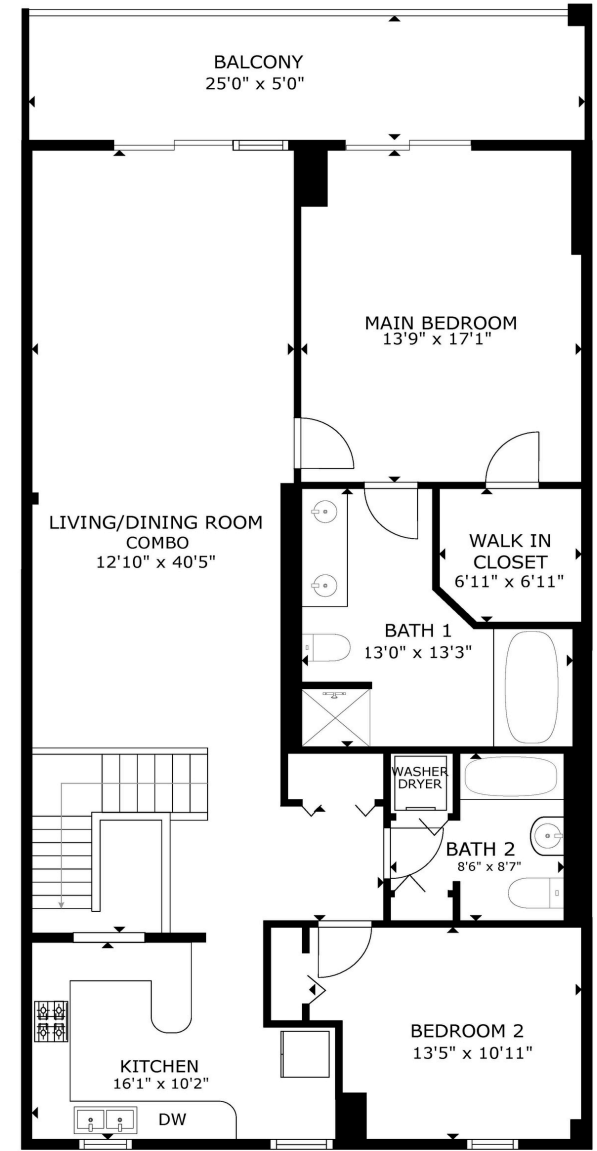
Enjoy exceptional East-facing views of Lake Quinsigamond and the Burns Memorial Bridge from this end unit's private balcony overlooking the sought-after Lakeshore Condominium amenities including pool, hot tub, grilling patio, sun deck and boat slips. Step in from the balcony through sliding glass doors into an open concept living/dining room or a generous main bedroom with walk-in closet and en suite spa bathroom with jacuzzi tub, walk-in shower and dual sink vanity. These luxury features are enhanced by an updated kitchen with stainless steel appliances and peninsula, a second bedroom, another full bath and tiled foyer.

The Lakeshore lifestyle is complete with a deeded garage parking space, guest parking, storage unit, secure entry with elevator access from the garage to all floors, and complimentary use of the community function and fitness rooms, sauna and gas grills. Located less than a mile from UMass Memorial Medical Center and Quinsigamond State Park Regatta Point. Why wait?!





# Floor Plans



FOYER

MAIN FLOOR

**Disclaimer:**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

## PROPERTY FEATURES

**ROOMS:** 4

**BEDROOMS:** 2

**BATHS:** 2 Full

**LIVING AREA:** 1,498 Square Feet\*

**STYLE:** Condo, High-Rise

**YEAR BUILT:** 1988

**GRADE SCHOOL:** Lakeview

**MIDDLE SCHOOL:** East Middle School

**HIGH SCHOOL:** North High School

**GARAGE:** 1-Car Attached, Under, Deeded

\*Entrance to unit on 2nd floor off elevator lobby.

Living area on 3rd floor. Measurements are approximate.

## TAX INFORMATION

**ASSESSED:** \$329,300

**2023 TAX:** \$4,722

**BOOK / PAGE:** 57217 / 0019

**ZONE:** RG-5

## SYSTEMS

**APPLIANCES:** Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer /Dryer Combo, Vacuum System

**AREA AMENITIES:** Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, Public School, T-Station, University

**COOLING:** Central Air, 2 Zones

**ELECTRIC:** Circuit Breakers, 200 Amps

**EXTERIOR FEATURES:** Covered Patio/Deck, Screens, Sprinkler System

**FLOORING:** Tile, Wall to Wall Carpet

**HEATING:** Forced Air, Electric, 2 Zones

**HOT WATER:** Electric

**INTERIOR FEATURES:** Central Vacuum, Security System, Cable Available, Intercom, Elevator

**SEWER:** City

**WATER:** City

**UTILITY CONNECTION:** Electric Range, Electric Dryer, Washer Hookup

## DISCLOSURES

Boat slip fee currently \$200/year. Parking space #73 is in upper garage. Common area storage unit on 2nd floor. Updated kitchen has been lightly used. Unit security system not currently under contract. Central vacuum system needs new canister.

## EXCLUSIONS

Personal plants and staging accessories.

## SPECIAL ASSESSMENTS

Yes - \$22,200 - Special assessment and schedule of maintenance and repair projects is under legal review. Project areas include: roof, windows, exterior painting/waterproofing & lower garage.

## ASSOCIATION INFORMATION

**COMPLEX NAME:** Lakeshore Condominium

**HOA FEE:** \$536.25 Monthly

**FEE INCLUDES:** Hot Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Recreational Facilities, Exercise Room, Sauna/Steam, Clubroom, Refuse Removal, Reserve Funds, Management Fee

**PETS:** Yes-With Restrictions, Cats Only



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