

Lynne Grden

**Keller Williams Realty  
Westborough**

114 Turnpike Road  
Suite 201  
Westborough, MA 01581  
508-769-9533  
ldgrden@yahoo.com

Details on the  
property located at

**65 Lake - Unit 1001  
Worcester, MA 01604**

MLS # 72591760  
Condo - High-Rise

List Price: **\$305,000**



Living/Dining Room Combo

### MLS # 72591760 - New Condo - High-Rise

**65 Lake - Unit 1001**  
Worcester, MA 01604  
Worcester County  
Unit Placement: **Top/Penthouse, End**  
Unit Level: **10**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Common**  
Handicap Access/Features: **Yes**  
Directions: **Route 9 to Lake Avenue**

List Price: **\$305,000**  
Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Master Bath: **Yes**  
Fireplaces: **1**

#### Remarks

**Waterfront, breathtaking, modern penthouse with sweeping views of Lake Quinsigamond in the prestigious Lakeshore Building. This walk-in, well maintained, open layout unit was recently redone. The 2-story penthouse features hardwood floors, custom cabinetry, triple sliders to the massive balcony, wet bar, gourmet kitchen with a breakfast bar and dramatic spiral staircase with cathedral ceiling on the first floor. The second floor boasts a large master bedroom and bath combination with marble floors, skylights, steam room and custom walls of glass. A second bedroom and marble bathroom complete the second level. This unique, one of a kind, condo is a must see and not to be missed.**

#### Property Information

Approx. Living Area: **1,726 Sq. Ft. (\$176.71/Sq. Ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **1 Forced Air, Gas** Garage Spaces: **2 Under, Garage Door Opener, Deeded**  
Living Area Source: **Field Card** Cool Zones: **1 Central Air** Parking Spaces: **2**  
Living Area Disclosures: **Boat dock available for rent. Parking in lower level garage in 2 tandem spaces (154 and 155)** Levels in Unit: **2**  
Disclosures:

#### Complex & Association Information

Complex Name: **Lakeshore** Units in Complex: **100** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$1,058 Monthly**  
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Security, Swimming Pool, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam, Clubroom, Extra Storage, Refuse Removal**  
Special Assessments: **Unknown**

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Closet/Cabinets - Custom Built, Flooring - Wood, Balcony / Deck, Wet bar, Slider
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Wood, Balcony / Deck
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Marble
Master Bedroom:	2		Bathroom - Full, Skylight, Ceiling - Cathedral, Closet, Flooring - Marble
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Skylight, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Marble
Laundry:	1		Bathroom - Full

#### Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility, Bike Path, University**  
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer, Water Treatment**  
Association Pool: **Yes Inground**  
Assoc. Security: **Intercom, Security Gate**  
Basement: **No**  
Beach: **No**  
Construction: **Stone/Concrete, Block**  
Docs in Hand: **Rules & Regs**  
Electric Features: **Circuit Breakers, 100 Amps**  
Energy Features: **Prog. Thermostat**  
Exterior: **Stone**  
Exterior Features: **Balcony**  
Flooring: **Wood, Wall to Wall Carpet, Marble, Hardwood**  
Hot Water: **Electric, Tank**  
Insulation Features: **Full**  
Interior Features: **Security System, Cable Available, Sauna/Steam/Hot Tub, Wetbar, Intercom**  
Management: **Professional - On Site, Professional - Off Site, Resident Superintendent**  
Pets Allowed: **No**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Waterfront: **Yes Lake, Access**  
Water View: **Yes Lake**

#### Other Property Info

Adult Community: **No**  
Elevator: **Yes**  
Disclosure Declaration: **No**  
Exclusions:  
Facing Direction: **East**  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1988**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

#### Tax Information

Pin #:  
Assessed: **\$263,600**  
Tax: **\$4,745** Tax Year: **2019**  
Book: **29283** Page: **147**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Keller Williams Realty Westborough** (508) 871-7141  
Listing Agent: **Lynne Grden** (508) 769-9533  
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: **Accompanied Showings, Appointment Required, Schedule with ShowingTime or call 888-627-2775**  
Showing: Facilitator: **Accompanied Showings, Appointment Required, Schedule with ShowingTime or call 888-627-2775**  
Special Showing Instructions: **Unit is occupied. Please give 24 hours notice.**

#### Compensation

Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **2.5**  
Compensation Based On: **Net Sale Price**

#### Market Information

Listing Date: **11/13/2019** 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:  
Original Price: **\$305,000** Cash Paid for Upgrades:  
Off Market Date: Seller Concessions at Closing:  
Sale Date:

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### Market History for 65 Lake U:1001, Worcester, MA 01604

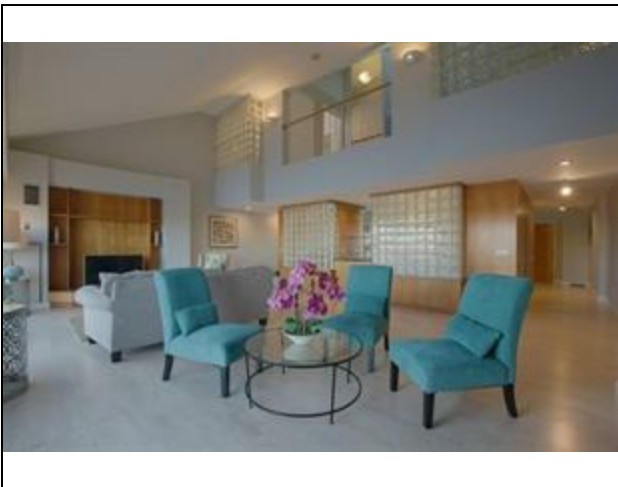
MLS #	Date			DOM	DTO	Price
72591760	11/13/2019	Listed for <b>\$305,000</b>	Lynne Grden	0		\$305,000
<b>Market History for Keller Williams Realty Westborough (BB3170)</b>				<b>0</b>		
<b>Market History for this property</b>				<b>0</b>		



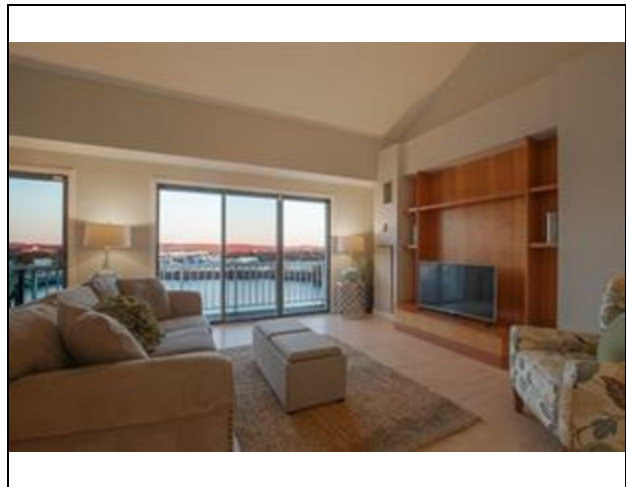
**Living/Dining Room Combo**



**Dining Room**



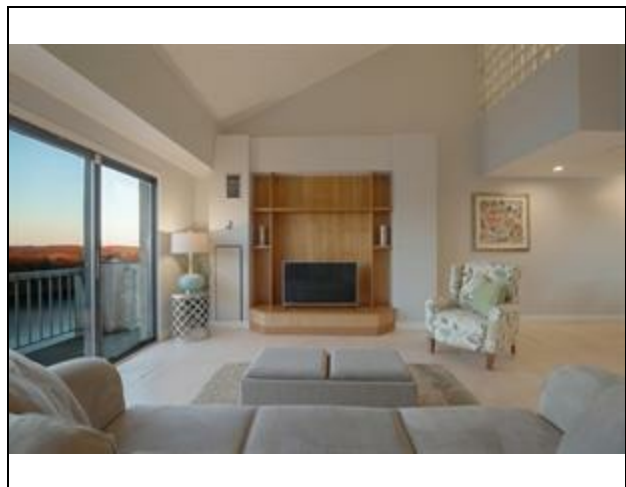
**Living/Dining Room Combo**



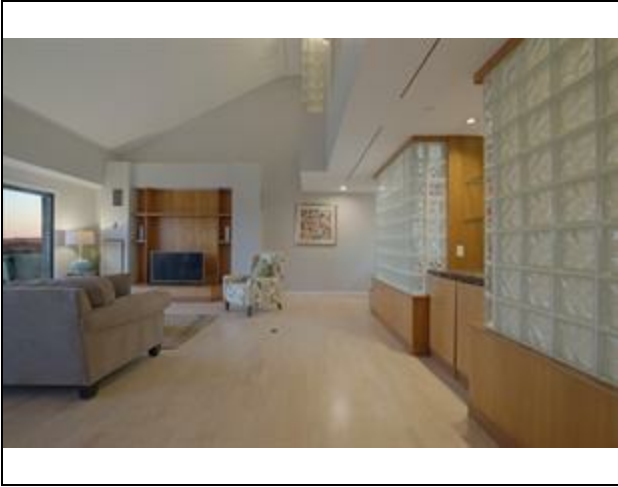
**Living Room**



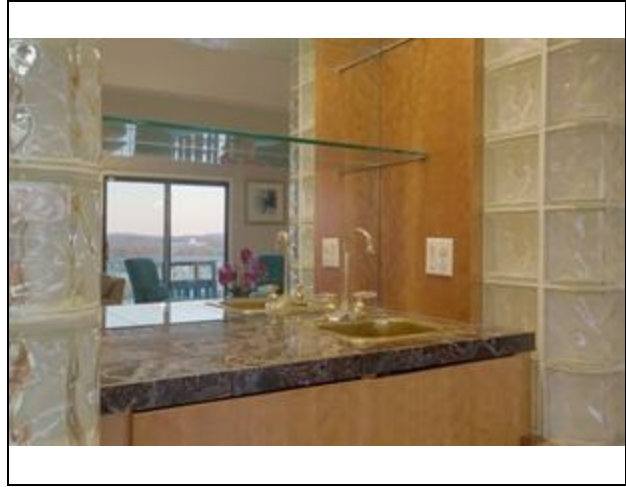
**Living Room**



**Fireplace**



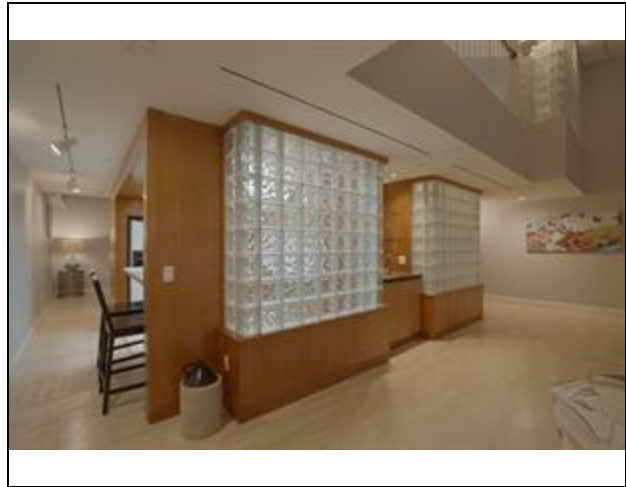
**Living Room**



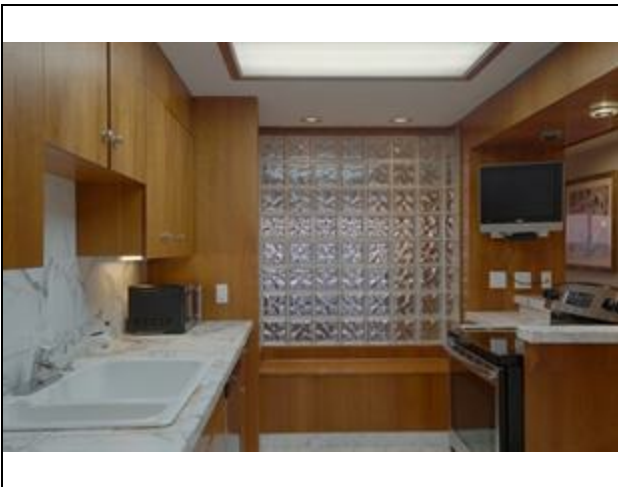
**Wet Bar**



**Wet Bar**



**Hallway**



**Kitchen**



**Kitchen**



**Balcony**



**Balcony**



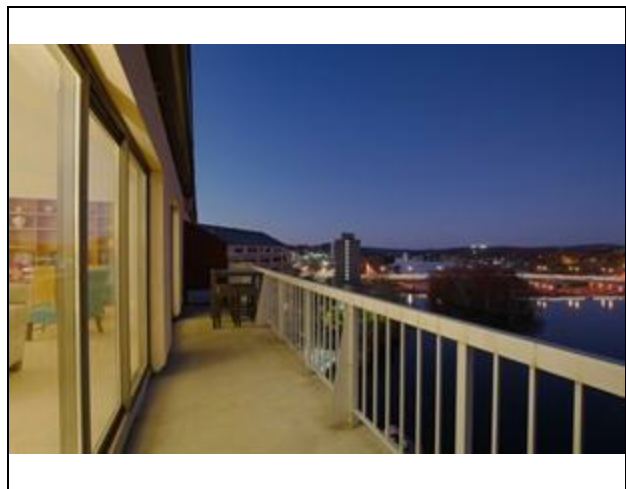
**Balcony**



**Balcony**



**Balcony**



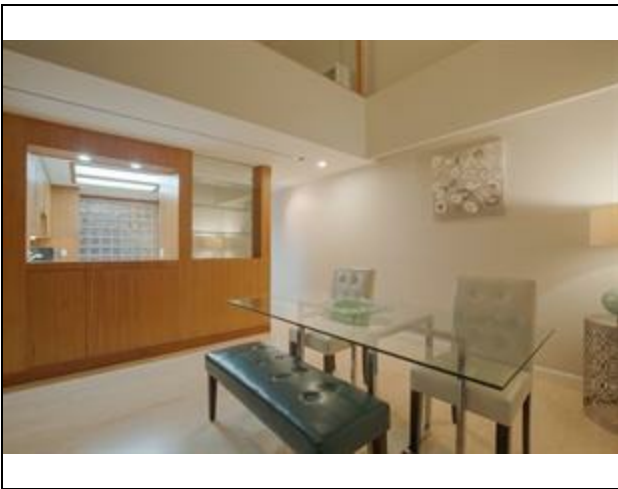
**Balcony**



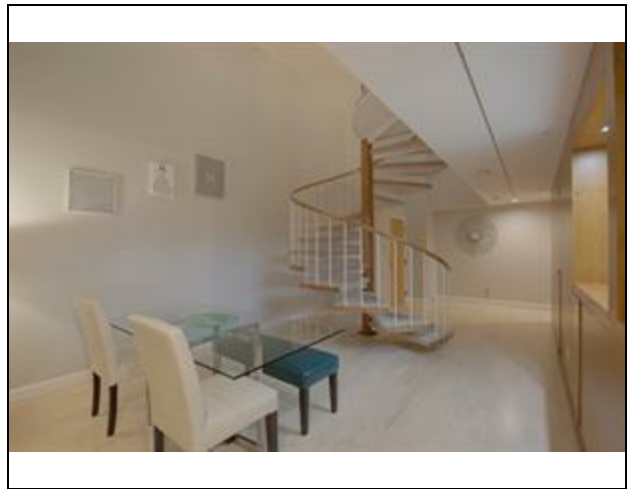
**Balcony**



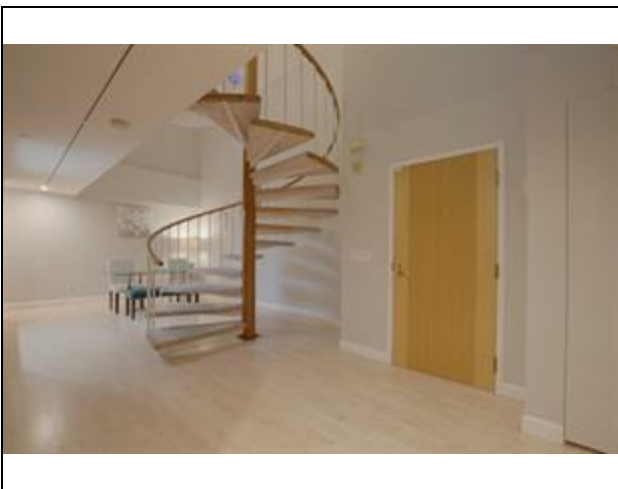
**Balcony**



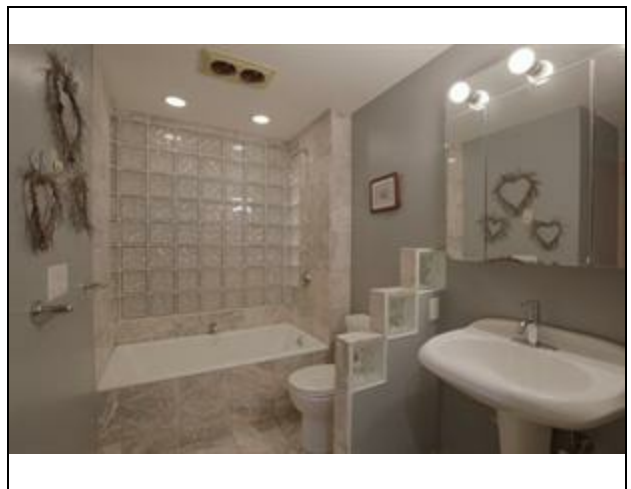
**Dining Room**



**Dining Room**



**Foyer**



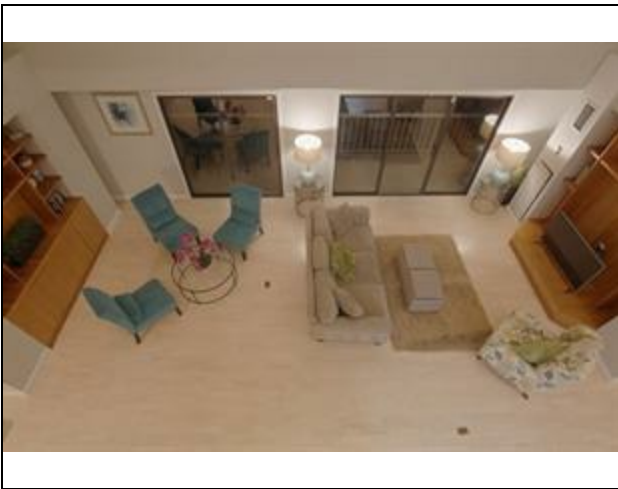
**Bathroom - Full**



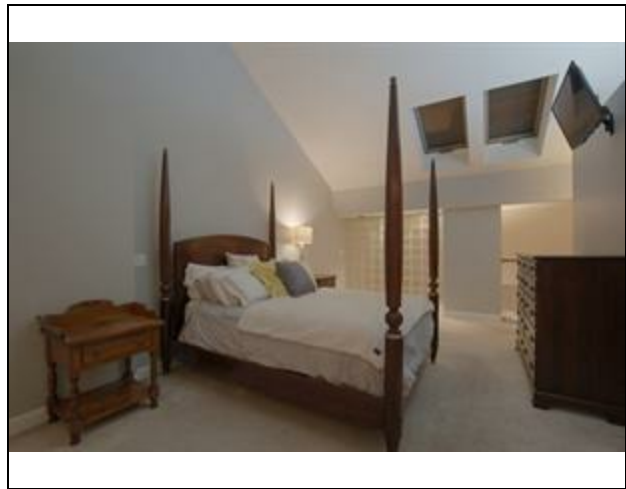
**Marble Flooring**



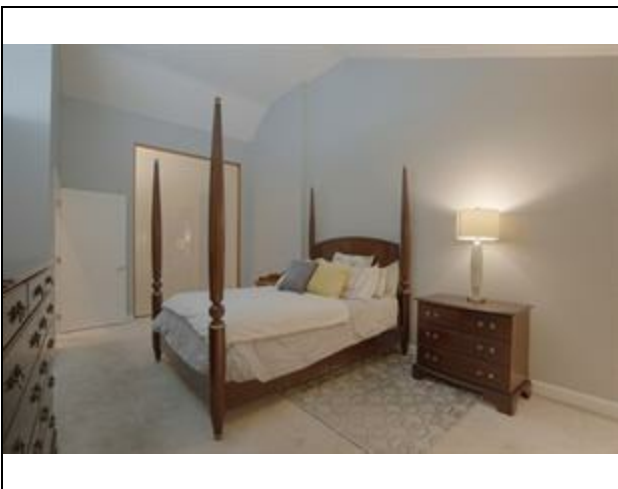
**Bathroom w/Laundry**



**Center Hall**



**Master Bedroom**



**Cathedral Ceiling**



**Dressing Room**

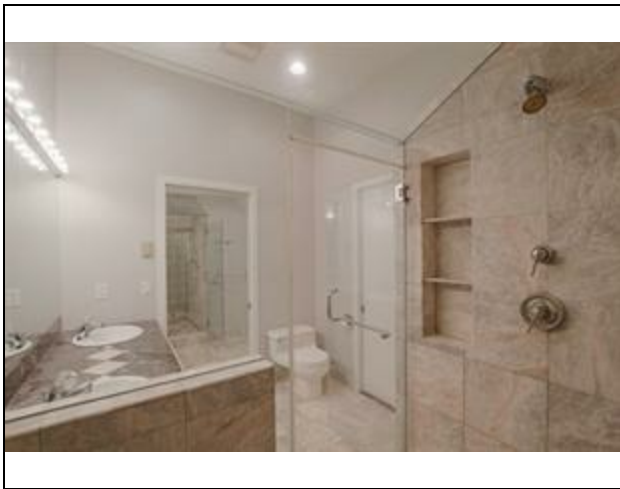




**Bathroom - Master**



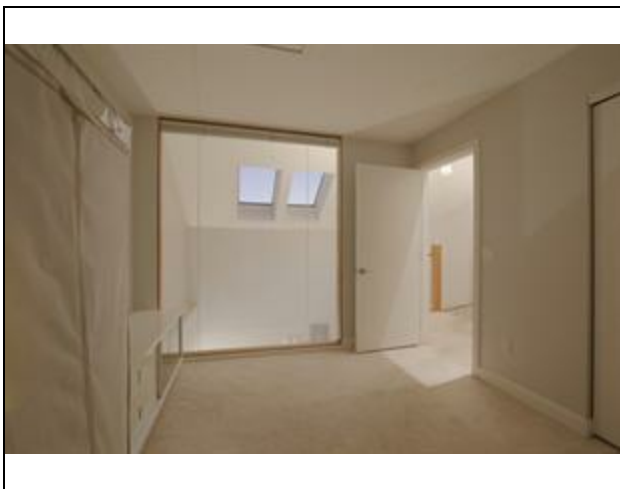
**Sauna**



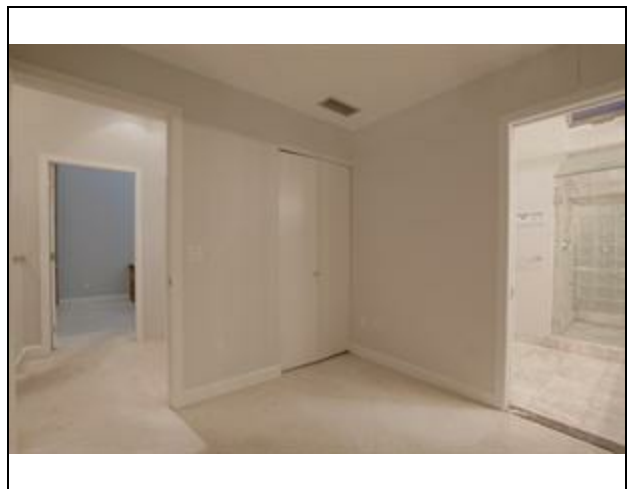
**Bathroom - Master**



**Bedroom 2**



**Bedroom 2**



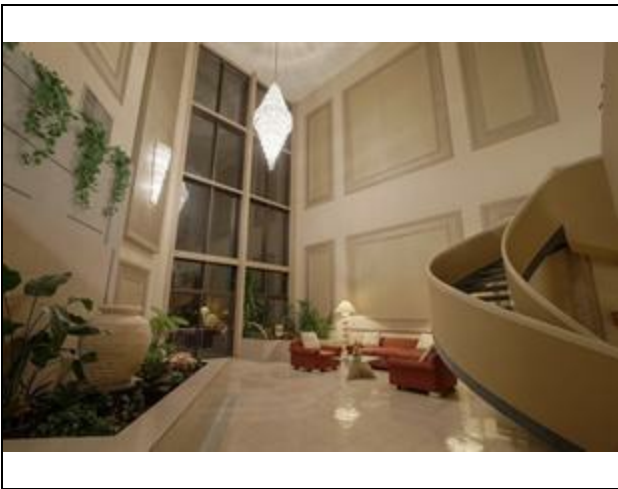
**Bedroom 2**



Hallway



Hallway



Foyer



Beach View

