



**MLS # 72755566 - New
Single Family - Detached**

**32 Burns Rd
Marlborough, MA 01752-1909
Middlesex County**

List Price: **\$439,000**

Style: **Ranch**
Color:

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath: **No**
Fireplaces: **0**

Grade School:
Middle School:
High School:

Handicap Access/Features:

Directions: **Off Glen Street, near Foley/Conrad/McGee**

Remarks

Welcome to 32 Burns Road, Marlborough, MA! Once in a while, a home will come on the market that offers everything from location to condition and price! Look no further! This pristine 3 bedroom 2 bathroom custom Ranch has an oversize 2 car attached garage and is located in a sought after west-side neighborhood near Richer School. This home is enhanced by an updated kitchen with stainless steel appliances, gas stove, stone backsplash, new tastefully designed bathrooms, new flooring, and a separate mudroom with access to deck. Relaxing living room with a bay window and hardwood flooring. Fully finished open concept lower level. Central air. Gas hot water tank (2018). 18x11 tiled utility room with built-ins. Excellent location near Routes 495/20, Rail Trail, Apex Center, and all major shopping. This home radiates pride in ownership! Be in for the holidays!

Property Information

Approx. Living Area: **1,582 Sq. Ft.**

Approx. Acres: **0.24 (10,640 Sq. Ft.)**

Garage Spaces: **2 Attached, Garage Door Opener, Storage, Work Area, Side Entry**

Living Area Includes: **Finished Basement**

Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **4 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Approx. Street Frontage:

Living Area Disclosures: **includes two finished rooms lower level**

Disclosures: **Pls review all attachments in MLS before scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Pls bring a mask, rubber gloves, & remove shoes before entering home. Dimensions are approx. Buyer to verify all info.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X11	Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	B	22X16	Closet, Flooring - Stone/Ceramic Tile
Kitchen:	1	14X11	Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove
Master Bedroom:	1	13X9	Closet, Flooring - Hardwood
Bedroom 2:	1	11X10	Closet, Flooring - Hardwood
Bedroom 3:	1	11X9	Closet, Flooring - Hardwood
Bath 1:	1	8X6	Bathroom - With Tub & Shower, Closet, Flooring - Laminate
Bath 2:	B	7X5	Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		-
Play Room:	B	15X10	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Mud Room:	1	12X10	Flooring - Laminate, Deck - Exterior, Exterior Access, Slider
Other:	B	18X11	Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Disposal**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**

Basement: **Yes Full, Finished, Interior Access, Bulkhead, Sump Pump**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Deck, Patio, Gutters, Professional Landscaping, Screens, Garden Area**

Flooring: **Tile, Laminate, Hardwood**

Foundation Size: **40x24+12x10**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Easements, Level**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal property.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1963** Source: **Public Record**

Year Built Description:

Renovated Since

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:079 B:067 L:000**

Assessed: **\$339,100**

Tax: **\$4,808** Tax Year: **2020**

Book: **1044** Page: **191**

Cert:

Zoning Code: **Res**

Map: **79** Block: Lot: **67**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444



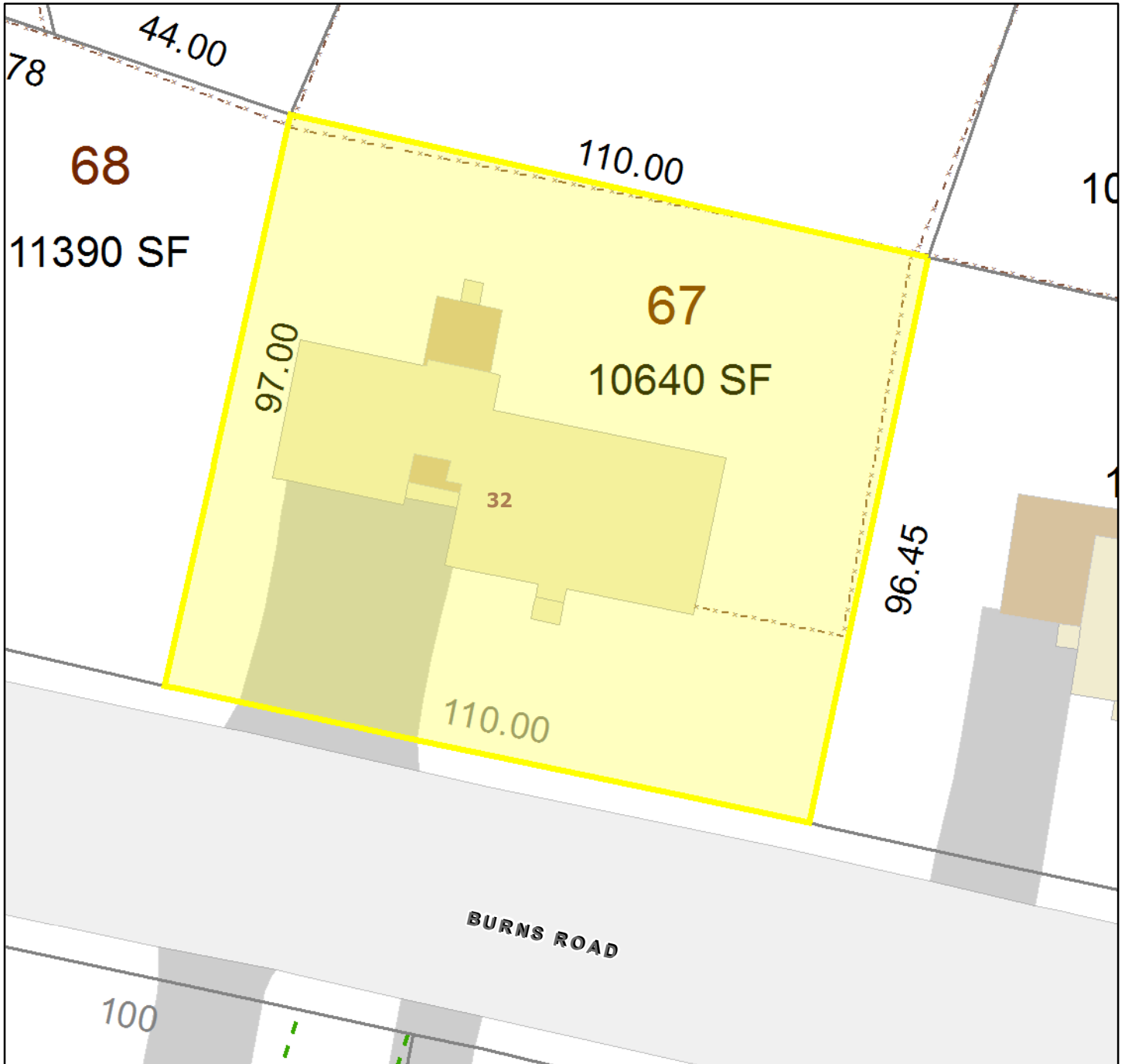
32 Burns Road

Marlborough, MA

1 inch = 25 Feet



November 5, 2020



	CAI Town Line		Fence		Roads
	Street Names		Easement		Paved
	Parcel Lines - No Ortho		GENERAL		
	Parcel Addresses		DECK		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.