



**MLS # 72753170 - New
Single Family - Detached**

**432 Pleasant St
Marlborough, MA 01752
Middlesex County**

Style: **Cape**

Color:

Grade School:

Middle School:

High School:

Handicap Access/Features:

Directions: **Near Perry Lane & Calder Ave.**

List Price: **\$488,900**

Total Rooms: **6**

Bedrooms: **4**

Bathrooms: **2 0h**

Master Bath: **No**

Fireplaces: **0**

Remarks

Welcome to 432 Pleasant St, Marlborough, MA! Flare beyond the ordinary! Once in a rare while will a home such as this appear on the market! This oversize 4 bedroom 2 full bath Cape has had many improvements over the years such as a new, in 2015, contemporary style kitchen with a center island, separate dining area, granite counters, stainless steel appliances, a built-in desk area, crown moldings/wainscoting with access to the deck. Bright and cheerful living room with gas log freestanding stove, and chair rail/crown moldings. Spacious master bedroom plus another bedroom/office on the 1st floor. Two more 15x13 bedrooms on the 2nd floor with plenty of storage. Both baths have been tastefully updated with quality features throughout. Hardwood flooring. Economical ductless Mitsubishi air conditioning/heating (2017) and a tankless HTP hot water heating system. Fenced level yard. Radiates pride of ownership! The offer deadline is Sunday, Nov 8, 2020.

Property Information

Approx. Living Area: **1,773 Sq. Ft.**

Living Area Includes:

Approx. Acres: **0.49 (21,485 Sq. Ft.)**

Heat Zones: **2 Hot Water Baseboard, Gas, Ductless
Mini-Split System**

Cool Zones: **5 Ductless Mini-Split System**

Garage Spaces: **0**

Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Living Area Disclosures:

Disclosures: **Pls review all attachments in MLS before scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Pls wear a mask & rubber gloves before entering home. Dimensions are approx. Buyer to verify all info. Roof is approx 15 yrs old. Seller can accept an offer at any time.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X12	Ceiling Fan(s), Flooring - Hardwood, Chair Rail, Exterior Access, Recessed Lighting, Gas Stove
Dining Room:	1		-
Kitchen:	1	22X12	Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Chair Rail, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances, Wainscoting
Master Bedroom:	1	14X12	Closet, Flooring - Hardwood
Bedroom 2:	1	12X12	Ceiling Fan(s), Closet, Flooring - Laminate
Bedroom 3:	2	15X13	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	15X13	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Bath 2:	2	6X6	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Foyer:	1	12X6	Closet, Flooring - Hardwood, Recessed Lighting
Other:	1		Deck - Exterior

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

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**

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

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Electric: **Circuit Breakers**

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

Exterior: **Vinyl**

Exterior Features: **Deck, Screens, Garden Area**

Flooring: **Tile, Wall to Wall Carpet, Laminate, Hardwood**

Foundation Size: **44x24**

Foundation Description: **Poured Concrete**

Hot Water: **Electric, Tank**

Insulation: **Full**

Interior Features: **Cable Available**

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

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

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

Disclosure Declaration: **Yes**

Exclusions: **Personal property. Washer & dryer**

Home Own Assn: **No**

Lead Paint: **None**

UFFI: Warranty Features:

Year Built: **1990** 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:042 B:087 L:000**

Assessed: **\$365,600**

Tax: **\$5,184** Tax Year: **2020**

Book: **21074** Page: **362**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

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



432 Pleasant Street

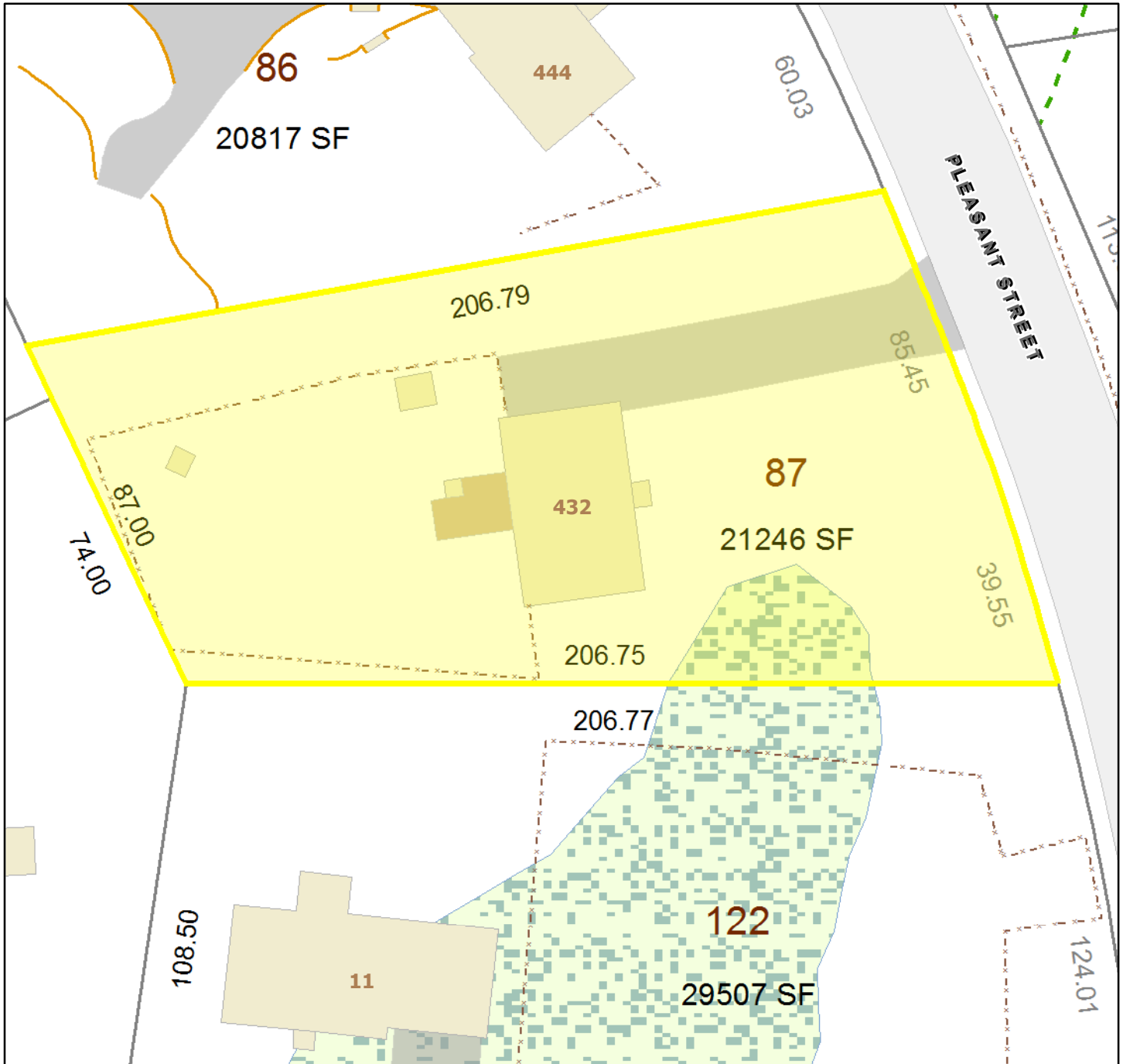
Marlborough, MA



1 inch = 34 Feet



October 15, 2020



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

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.