

FOR SALE

\$309,900

55 Crystal Brook Way, Unit C
Marlborough MA 01752
Listing ID 72769192

WELCOME TO 55C CRYSTAL BROOK WAY, MARLBOROUGH, MA! This 2 bedroom, 1.5 bath middle unit townhouse is situated within a quiet location of the complex and is only a 5-minute walk to all major shopping! Living room with a boxed window, wood burning fireplace, and beautiful views of a wooded rear yard. The kitchen has a breakfast nook and opens to the dining area. The private patio area is perfect for relaxing. Enjoy a 15x14 master bedroom with cathedral ceilings, two closets plus access to a very large Hollywood bath that has a shower and separate tub. The secondary bedroom offers plenty of storage. Convenient 2nd-floor laundry. The 3rd-floor loft/office/bedroom includes a walk-in closet and skylight. Gas hot water heater, updated in 201, and economical gas heat/central air conditioning. One car garage. Close to Route 495, 290, 85, 62, and train in Southborough. This unit needs some light cosmetics (flooring and paint). Quick occupancy if needed. BE IN FOR SPRING AND ENJOY THE FLOWERING BUSHES AND TREES AT CRYSTAL BROOK!



2
BEDS



1.5
BATHS



1,590
SQ. FT.

Presented by **S. ELAINE MCDONALD ABR, CNE, CRS, GRI, LMC**



Real Estate Consultant
978.838.9444 (Office)
978.875.0097 (Cellular)
elaine@elainemcdonald.com
www.elainemcdonald.com

RE/MAX EXECUTIVE REALTY

2 Mount Royal Avenue, Suite 120, Marlborough, MA 01752

RE/MAX





**MLS # 72769192 - New
Condo - Detached, Townhouse**

**55 Crystal Brook Way - Unit C
Marlborough, MA 01752-2634
Middlesex County**

List Price: **\$309,900**

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **off Curtis Ave, near Rt 20 & Hildreth St**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

WELCOME TO 55C CRYSTAL BROOK WAY, MARLBOROUGH, MA! This 2 bedroom, 1.5 bath middle unit townhouse is situated within a quiet location of the complex & is only a 5-minute walk to all major shopping! Living room with a boxed window, wood fireplace, & beautiful views of a wooded rear yard. The kitchen has a breakfast nook & opens to the dining area. The private patio area is perfect for relaxing. Enjoy a 15x14 master bedroom with cathedral ceilings, two closets plus access to a very large Hollywood bath that has a shower & separate tub. The secondary bedroom offers plenty of storage. Convenient 2nd-floor laundry. The 3rd-floor loft/office/bedroom includes a walk-in closet & skylight. Gas hot water heater (2017) & economical gas heat/central air conditioning. One car garage. Close to Route 495, 290, 85, 62, & train in Southborough. This unit needs some light cosmetics (flooring and paint). Quick occupancy if needed. Be in for spring and enjoy the flowering bushes & trees at Crystal Brook!

Property Information

Approx. Living Area: 1,590 Sq. Ft. (\$194.91/Sq. Ft.)	Approx. Acres:	Garage Spaces: 1 Attached, Garage Door Opener, Storage
Living Area Includes:	Heat Zones: 1 Forced Air, Gas	Parking Spaces: 1 Off-Street, Guest, Paved Driveway
Living Area Source: Public Record	Cool Zones: 1 Central Air	Levels in Unit: 3
Living Area Disclosures: Disclosures: Pls review all attachments in MLS b-4 scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Pls bring a masks/remove shoes b-4 entering home. Dimensions are approx. Buyer to verify all info. Gas stove, washer, dryer, frig, built-in microwave, dishwasher included in sale.		

Complex & Association Information

Complex Name:	Units in Complex: 66 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$433 Monthly		
Assoc. Fee Inclds: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds		
Special Assessments: No		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X12	Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Dining Room:	1	11X7	Flooring - Wall to Wall Carpet, Exterior Access, Slider
Kitchen:	1	10X8	Flooring - Vinyl, Breakfast Bar / Nook, Open Floor Plan, Gas Stove
Master Bedroom:	2	15X14	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	14X11	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bath 1:	1	4X4	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	11X10	Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub, Closet - Linen, Flooring - Stone/Ceramic Tile
Office:	3	12X11	Skylight, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Foyer:	1	12X4	Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet

Features

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**
Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**
Association Pool: **No**
Basement: **No**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Wood**
Exterior Features: **Patio**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Full**
Interior Features: **Security System, Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal property**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features: **No**
Year Built/Converted: **1991**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:058 B:075 L:00C-37**
Assessed: **\$278,900**
Tax: **\$3,955** Tax Year: **2020**
Book: **26589** Page: **419**
Cert:
Zoning Code: **Res**
Map: **58** Block: **75** Lot: **C-37**

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