FOR SALE

$426,900

112 Sandini Road
Marlborough MA 01752
Listing ID 72783062

WELCOME TO 112 SANDINI ROAD, MARLBOROUGH, MA! Great beginnings start here! This three bedroom Ranch is located on the west-side of Marlborough near the Apex Center, ForeKicks, Richer Elementary, and AMSA Charter School! As you enter this inviting home, you will find many quality improvements, which include an updated cheerful eat-in white kitchen with crown moldings that opens to a relaxing living room offering a large picture window. Enjoy a heated 12x12 porch and/or office with cathedral ceilings and natural wood highlights. Loads of hardwood flooring throughout this home. The lower level includes a half bath, utility area, playroom, and a private area for remote learning. Updates Include: Roof and deck in 2020, gas hot water heater in 2019, 200 amp electrical upgrade in 2016, front entry stairs in 2011, and a new oversize shed for additional storage. Central air conditioning will make summers a breeze. Superb access to major shopping and Routes 495/20. YOU WILL TRULY ENJOY COMING HOME!









3
BEDS

1.5
BATHS

1,584
SQ. FT.

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



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MLS # 72783062 - New
Single Family - Detached

112 Sandini Rd
Marlborough, MA 01752
Middlesex County

List Price: **$426,900**

Style: **Ranch**
Color: **Lt Yellow**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Near Teller and Forest St.**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath: **No**
Fireplaces: **0**

Remarks

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Property Information

Approx. Living Area: **1,584 Sq. Ft.**
Approx. Acres: **0.31 (13,371 Sq. Ft.)**
Garage Spaces: **0**
Living Area Includes: **Finished Basement**
Heat Zones: **1 Forced Air, Gas**
Parking Spaces: **4 Off-Street**
Living Area Source: **Public Record**
Cool Zones: **1 Central Air**
Approx. Street Frontage:
Living Area Disclosures: **includes 480 SF in lower level**

Disclosures: **Pls review all attachments in MLS before scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Pls bring mask/rubber gloves/remove shoes B-4 entering home. Dimensions are approx. Buyer to verify all info. Electric heat in sunroom/porch & gas log heat in LL. Heating system 2005.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X11	Closet, Flooring - Hardwood, Window(s) - Picture, Exterior Access
Family Room:	B	27X10	Flooring - Wall to Wall Carpet
Kitchen:	1	14X11	Flooring - Hardwood, Gas Stove, Crown Molding
Master Bedroom:	1	13X9	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	1	11X10	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	1	11X9	Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	1	8X6	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Vinyl
Bath 2:	B	10X10	Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Play Room:	B	11X10	Flooring - Wall to Wall Carpet
Sun Room:	1	12X11	Ceiling - Cathedral, Ceiling Fan(s), Ceiling - Beamed, Flooring - Hardwood, Exterior Access, Slider

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, University**
Basement: **Yes Full, Partially Finished, 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**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Storage Shed, Screens**
Flooring: **Laminate, Hardwood**
Foundation Size: **40x24+12x12**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Interior Features: **Security System, Cable Available**
Lot Description: **Corner, Paved Drive, Easements**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
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 #:
Assessed: **$331,600**
Tax: **$4,702** Tax Year: **2020**
Book: **1286** Page: **92**
Cert: **1338992**
Zoning Code: **Res**
Map: **100** Block: **018** Lot: **000**

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

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112 Sandini Road

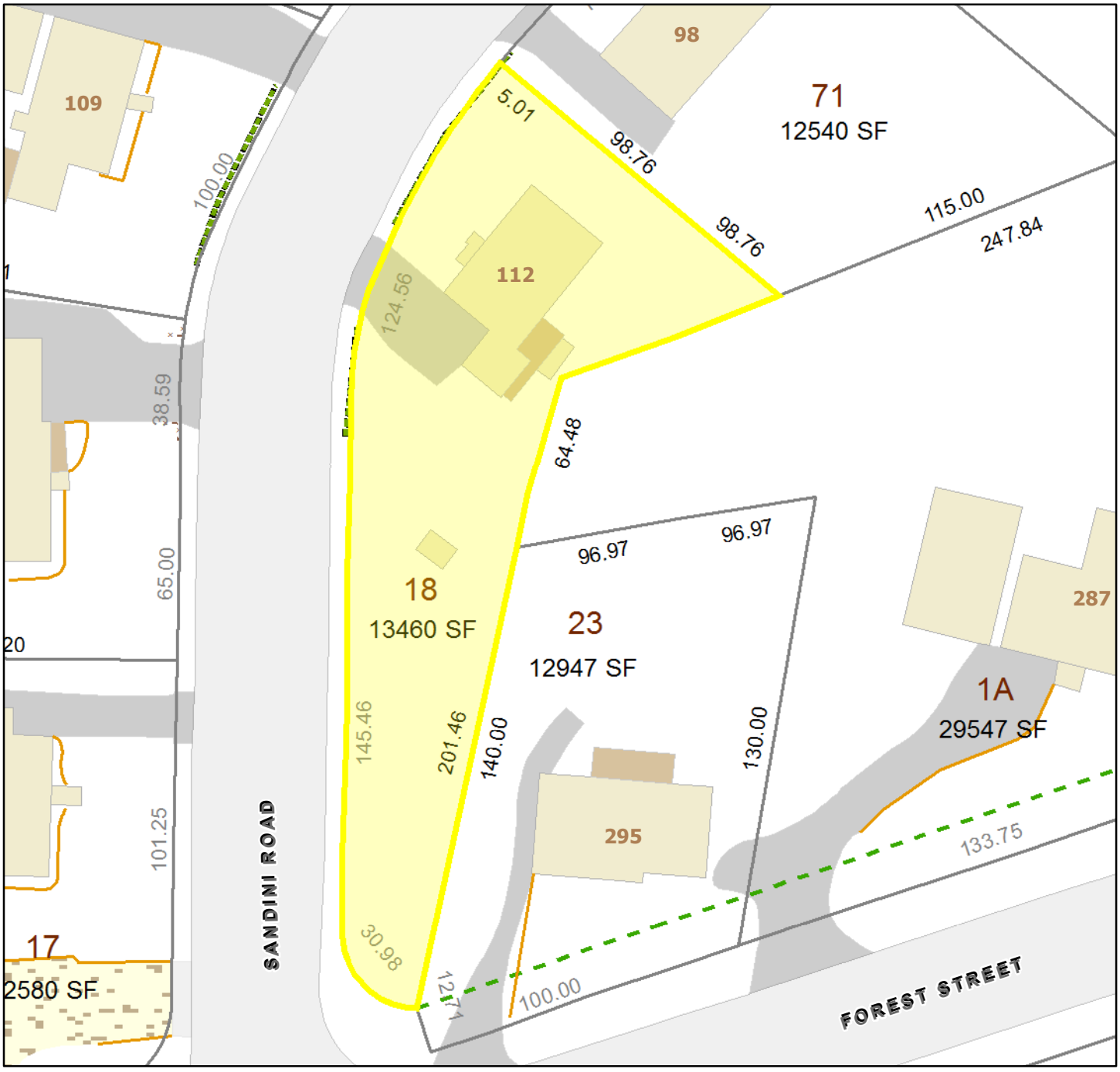
Marlborough, MA

1 inch = 43 Feet

0 43 86 129

January 25, 2021

CAI Technologies
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CAI Town Line	Fence	GENERAL	Paved
Street Names	Hedge	DECK	Unpaved
Parcel Lines - No Ortho	Retaining Wall	Roads	
Parcel Addresses	Easement	Paved	

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