FOR SALE

$449,900

30 Harmony Lane
Marlborough MA 01752
Listing ID 72842185

WELCOME TO 30 HARMONY LANE, MARLBOROUGH, MA! Wonderful one-level expansive 56 foot Ranch on the east-side near the Sudbury State Forest, conservation trails, Ghiloni Park, shopping, restaurants, highways, and the historic Wayside Inn! As you walk through the front door, you will notice the open concept floor plan, natural light, spacious living room with fireplace, and the 20x18 family room overlooking an open porch and private level wooded yard. Slate flooring in the kitchen and dining room is perfect for evening meals. The peaceful main bedroom is large enough for a king-size bed. The separate mudroom/laundry area offers an additional storage area. The main bath has been updated and there is central air to cool off on those hot summer nights. Oversize storage shed for your lawnmower and bikes. If you are looking for one level living this home checks all the major boxes!









3
BEDS

1
BATHS

1,592
SQ. FT.

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



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License Number: 90417
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Exterior - Front

MLS # 72842185 - New
Single Family - Detached

30 Harmony Ln
Marlborough, MA 01752
Middlesex County

List Price: **$449,900**

Style: **Ranch**
Color:
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **off Concord Road, near Raymond**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **1**

Remarks

Welcome to 30 Harmony Lane, Marlborough, MA! Wonderful one-level expansive 56 foot Ranch on the east-side near the Sudbury State Forest, conservation trails, Ghiloni Park, shopping, restaurants, highways, and the historic Wayside Inn! As you walk through the front door, you will notice the open concept floor plan, natural light, spacious living room with fireplace, and the 20x18 family room overlooking an open porch and private level wooded yard. Slate flooring in the kitchen and dining room is perfect for evening meals. The peaceful main bedroom is large enough for a king-size bed. The separate mudroom/laundry area offers an additional storage area. The main bath has been updated and there is central air to cool off on those hot summer nights. Oversize storage shed for your lawnmower and bikes. If you are looking for one level living this home checks all the major boxes! The offer deadline is Monday, 6/7 @ 9 PM. The seller can accept an offer at any time.

Property Information

Approx. Living Area: **1,592 Sq. Ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:

Approx. Acres: **0.68 (29,470 Sq. Ft.)**
Heat Zones: **2 Forced Air, Heat Pump, Gas, Ductless Mini-Split System**
Cool Zones: **2 Central Air, 2 Units, Ductless Mini-Split System**

Garage Spaces: **0**
Parking Spaces: **4 Off-Street**
Approx. Street Frontage:

Disclosures: **Please review all attachments in MLS before scheduling an appt. We follow Covid19 guidelines. Please wear a mask. Dimensions are approx. Buyer to verify all info. Subject to seller finding suitable housing. Please send offer package in one PDF file. Thank you.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X12	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture
Dining Room:	1	14X12	Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Open Floor Plan
Family Room:	1	18X18	Flooring - Vinyl, Exterior Access, Open Floor Plan, Recessed Lighting
Kitchen:	1	16X7	Flooring - Stone/Ceramic Tile, Pantry, Gas Stove
Master Bedroom:	1	14X10	Closet, Flooring - Hardwood
Bedroom 2:	1	12X11	Closet, Flooring - Hardwood
Bedroom 3:	1	10X10	Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Vinyl
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Mud Room:	1		Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Dishwasher, Disposal, Microwave**
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**
Basement: **No**
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: **Porch, Storage Shed, Screens, Garden Area**
Flooring: **Laminate, Stone / Slate, Engineered Hardwood**
Foundation Size: **56x22+20x18**
Foundation Description: **Slab**
Hot Water: **Natural Gas, Tankless**
Interior Features: **Cable Available**
Lot Description: **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

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Personal Property**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1961** 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: **$362,200**
Tax: **$4,998** Tax Year: **2021**
Book: **69497** Page: **348**
Cert: **000000097366**
Zoning Code: **Res**
Map: **022** Block: **004** Lot: **000**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

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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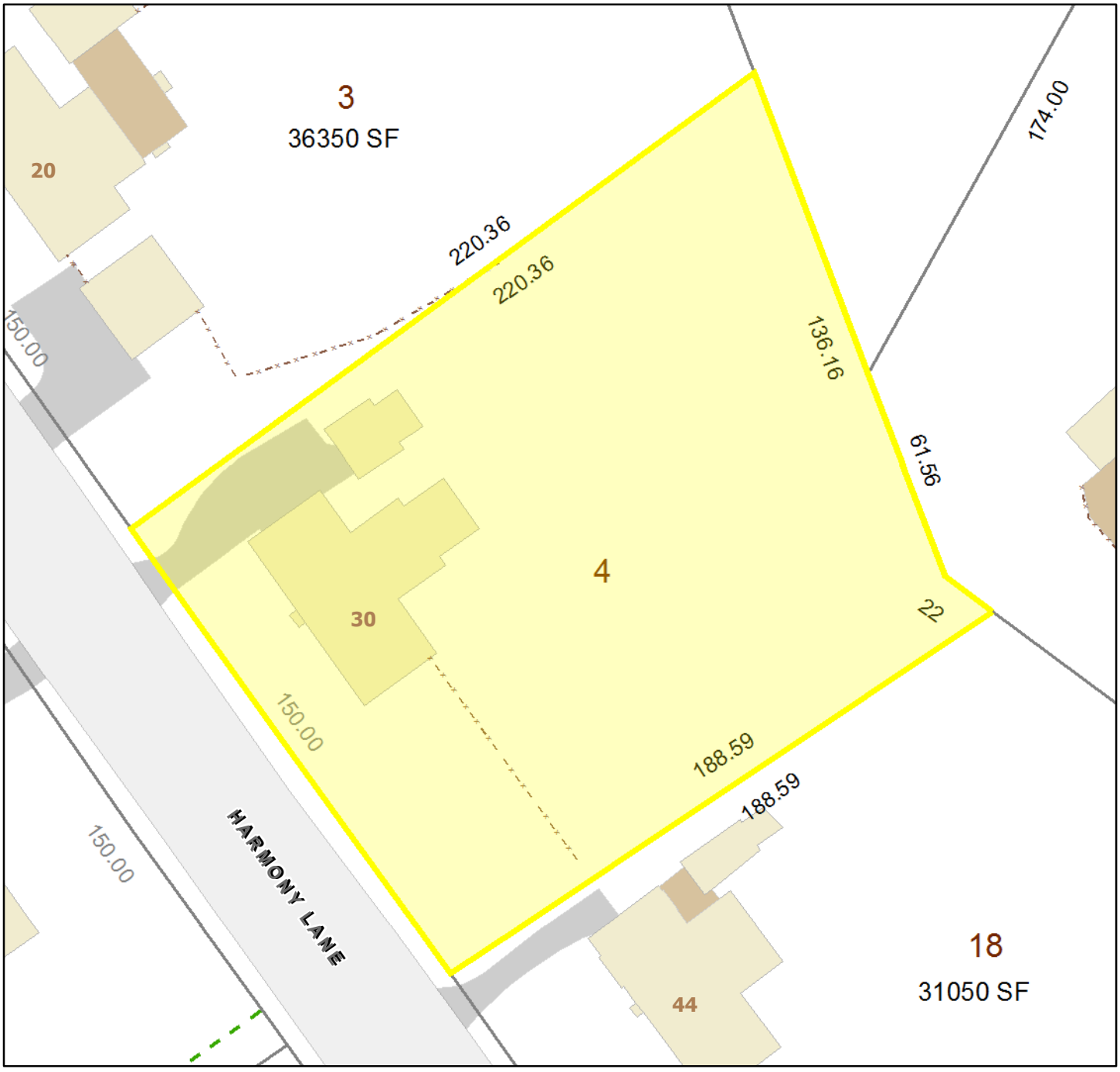
30 Harmony Lane

Marlborough, MA

1 inch = 42 Feet

0 42 84 126

April 3, 2021



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

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.

30 Harmony Ln, Marlborough, MA

Main Floor Total Interior Area 1520.03 sq ft



0 4 8 ft

PREPARED: Jun 2021

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE