



114 LINDA CIRCLE, MARLBOROUGH

\$399,900

**NEWLY
RENOVATED!**



**3
BEDS**



**1
BATHS**



**1,280
SQ. FT.**

WELCOME TO 114 LINDA CIRCLE, MARLBOROUGH, MA! Within your reach! This nicely situated 3 bedroom 1 bathroom Split is a great starter home and is located on the east-side of Marlborough near the Sudbury line and Wayside Inn! Major renovations have been completed over the last few years to include a wonderful NEW kitchen in 2021, NEW tastefully designed walk-in tiled bath (2020), NEW roof (2019), NEW heating system (2013), NEW gas hot water tank (2021), and NEW wall to wall carpeting. Freshly painted. There is an enclosed porch to have your family dinners and the yard can accommodate a garden. Family or playroom in finished lower level. Plenty of storage or workshop potential in the utility area. Public water and sewer. Superior location near all major highways, schools, and shopping. Callahan State Park, The Desert Natural Area Conservation, and the Rail Trail are nearby for your outdoor pleasure. Be in for your summer enjoyment!



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RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120
Marlborough, MA 01752



**MLS # 72987677 - New
Single Family - Detached**

**114 Linda Circle
Marlborough, MA 01752
Middlesex County**
Style: **Split Entry**
Color: **Yellow**
Grade School:
Middle School:
High School:
Approx. Acres: **0.26 (11,340 SqFt)**
Handicap Access/Features:
Directions: **Off Wilson St**

List Price: **\$399,900**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage:

Remarks

Welcome to 114 Linda Circle, Marlborough, MA! Within your reach! This nicely situated 3 bedroom 1 bath Split is a great starter home and is located on the east-side of Marlborough near the Sudbury line and Wayside Inn! Major renovations have been completed over the last few years to include a wonderful NEW kitchen (2021), NEW tastefully designed walk-in tiled bath (2020), NEW roof (2019), NEW heating system (2013), NEW gas hot water tank (2021), and NEW wall to wall carpeting. Freshly painted. There is an enclosed porch to have your family dinners and the yard can accommodate a garden. Family or playroom in finished lower level. Plenty of storage or workshop potential in the utility area. Public water and sewer. Superior location near all major highways, schools, and shopping. Callahan State Park, The Desert Natural Area Conservation, and the Rail Trail are nearby for your outdoor pleasure. Be in for your summer enjoyment!

Property Information

Approx. Living Area Total: **1,280 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **999 SqFt** Approx. Below Grade: **281 SqFt**
Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**
Parking Spaces: **2 Off-Street**

Cool Zones: **0 None**
Garage Spaces: **0**

Disclosures: **PLEASE review all attachments in MLS before scheduling an appt. We follow Covid19 protocols. Dimensions are approx. Buyer to verify all info. PLEASE read offer instructions attached in MLS. Seller can accept an offer at anytime.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X12	Flooring - Wall to Wall Carpet, Exterior Access
Dining Room:	1	11X7	Flooring - Laminate, Exterior Access
Family Room:	B	23X10	Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1	11X10	Flooring - Laminate, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Exterior Access, Remodeled, Slider, Stainless Steel Appliances
Main Bedroom:	1	12X10	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	10X9	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1	9X8	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	11X5	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Paper Based, Remodeled
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	1	17X13	Flooring - Wood, Exterior Access
Foyer:	1	6X5	Flooring - Laminate

Features

Appliances: **Range, Dishwasher, 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, T-Station, University**
Basement: **Yes Full, Partially Finished, Interior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Aluminum**
Exterior Features: **Porch - Screened, Screens, Garden Area**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Foundation Size: **37x26+37x1**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Lot Description: **Gentle Slope**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
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: **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 #: **M:047 B:020A L:000**
Assessed: **\$310,000**
Tax: **\$4,278** Tax Year: **2021**
Book: **19315** Page: **200**
Cert:
Zoning Code: **Res**
Map: **47** Block: Lot: **20A**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
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

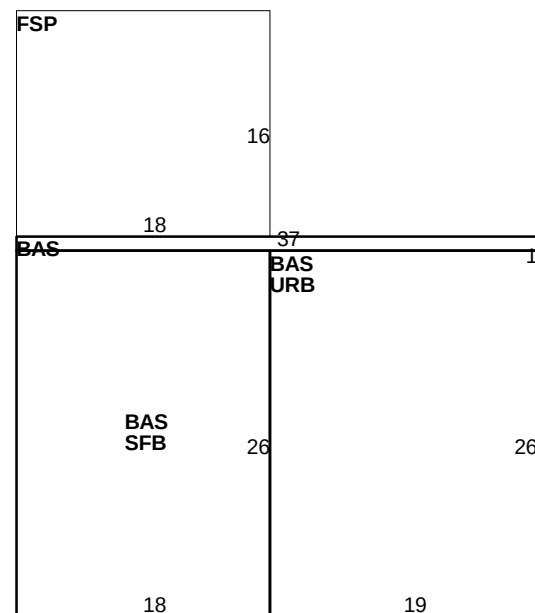
CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
OBRIEN JAMES J 114 LINDA CIR MARLBOROUGH, MA 01752 Additional Owners:				1	Level	1	All Public	1	Paved	2	Suburban	Description		Code	Appraised Value		Assessed Value								
										RES BLDG	1010	174,300		174,300											
										RES LAND	1010	135,700		135,700											
				SUPPLEMENTAL DATA																					
				Other ID: 47/20A//		PROBATE																			
				Deed Ref # 63465																					
				Aff Housing																					
				Schedule ID																					
				LCD																					
				CERT																					
				GIS ID: M_199011_900584		ASSOC PID#						Total		310,000		310,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
OBRIEN JAMES J				19315/ 200		09/02/1988		Q	I	149,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2021	1010	174,300		2020	1010	166,500		2019	1010	155,200		
													2021	1010	135,700		2020	1010	129,200		2019	1010	126,700		
													Total:		310,000		Total:		295,700		Total:		281,900		
EXEMPTIONS				OTHER ASSESSMENTS																					
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor											
														APPRAISED VALUE SUMMARY											
				Total:		Appraised Bldg. Value (Card) 174,300																			
						Appraised XF (B) Value (Bldg) 0																			
						Appraised OB (L) Value (Bldg) 0																			
						Appraised Land Value (Bldg) 135,700																			
						Special Land Value 0																			
						Total Appraised Parcel Value 310,000																			
						Valuation Method: C																			
						Adjustment: 0																			
						Net Total Appraised Parcel Value 310,000																			
BUILDING PERMIT RECORD														VISIT/ CHANGE HISTORY											
Permit ID		Issue Date		Type	Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result			
																	04/06/2020	02		TB	13	Building Permit			
																	11/26/2018	07	1	TB	00	Measured & Listed			
																	04/14/2009			NC	02	Measured & 2 Vist			
																	04/14/2009			NC	01	Measured & 1 Vist			
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing				S Adj Fact	Adj. Unit Price		Land Value
1	1010	Single Family		A1				11,340	SF	11.97	1.0000	5	1.0000	1.00	0065	1.00			Spec Use	Spec Calc	1.00	11.97		135,700	
Total Card Land Units:				0.26		AC		Parcel Total Land Area:				0.26				AC				Total Land Value:				135,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08		Raised Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	26		Aluminum Sidng	Code	Description		Percentage
Exterior Wall 2				1010	Single Family		100
Roof Structure	03		Gable or Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2				COST/MARKET VALUATION			
Interior Flr 1	14		Carpet	Adj. Base Rate:			170.00
Interior Flr 2							246,670
Heat Fuel	03		Gas	Net Other Adj:			6,000.00
Heat Type	04		Forced Hot Air	Replace Cost			252,670
AC Type	01		None	AYB			1961
Total Bedrooms	03		3 Bedrooms	EYB			1976
Total Bthrms	1			Dep Code			A
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms	6			Dep %			31
Bath Style	02		Average	Functional Obslnc			
Kitchen Style	02		Standard	External Obslnc			
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			69
				Apprais Val			174,300
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	999	999	999	170.00	169,830
FSP	Screen Porch	0	288	72	42.50	12,240
SFB	Finished Raised Basement	0	468	281	102.07	47,770
URB	Raised Basement Unfin	0	494	99	34.07	16,830

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Property Card: 114 LINDA CIR

City of Marlborough, MA



Parcel Information	
Parcel ID: M_199011_900584 Vision ID: 3670 Owner: OBRIEN JAMES J Co-Owner: Mailing Address: 114 LINDA CIR MARLBOROUGH, MA 01752	Map: 47 Lot: 20A Use Description: Single Family Zone: A1 Land Area in Acres: 0.26
Sale History	Assessed Value
Book/Page: 19315/ 200 Sale Date: 9/2/1988 Sale Price: \$149,000	Land: \$135,700 Buildings: \$174,300 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$310,000

Building Details: Building # 1		
	Model: Residential Living Area: 999 Appr. Year Built: 1961 Style: Raised Ranch Stories: 1 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 03 No. Baths: 1 No. Half Baths: 0	Int Wall Desc 1: Drywall Int Wall Desc 2: Ext Wall Desc 1: Aluminum Sidng Ext Wall Desc 2: Roof Cover: Asphalt Roof Structure: Gable or Hip Heat Type: Forced Hot Air Heat Fuel: Gas A/C Type: None



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114 Linda Circle

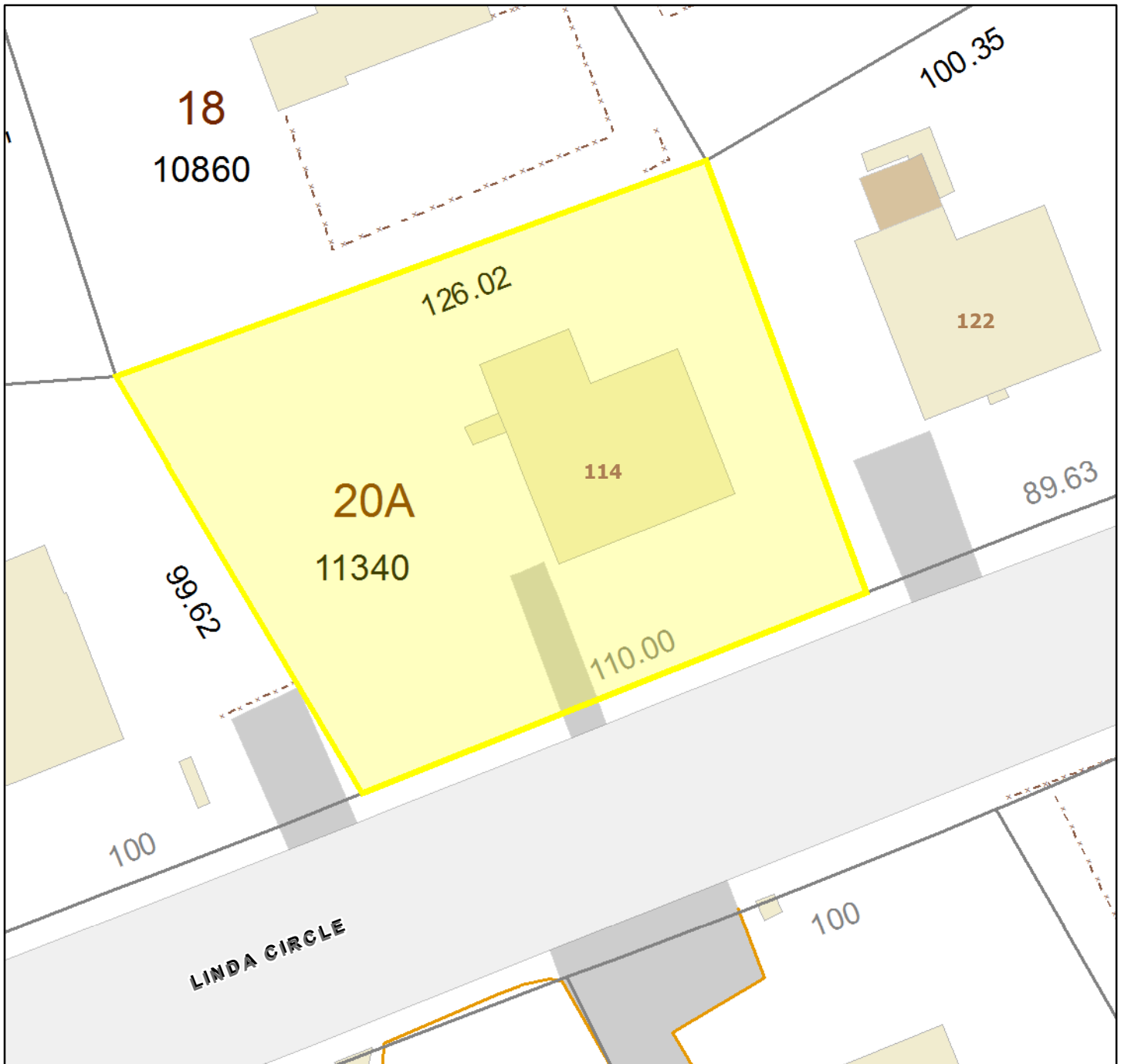
Marlborough, MA



March 22, 2022

1 inch = 30 Feet

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	CAI Town Line		Retaining Wall		Paved
	Parcel Lines - No Ortho		GENERAL		DECK
	Parcel Addresses		Roads		
	Fence				

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