



50 HAMILTON RD, NORTHBOROUGH

\$449,900

**SOUGHT AFTER
NEIGHBORHOOD!**



**3
BEDS**



**1
BATHS**



**1,086
SQ. FT.**

WELCOME TO 50 HAMILTON ROAD, NORTHBOROUGH, MA! If you are looking for a home in a wonderful neighborhood and on a gorgeous fenced-level lot, look no further! This 3 bedroom, 1 bath Split offers a spacious eat-in kitchen with access to the rear yard. The relaxing living room has a cozy fireplace and a large picture window. The full bath provides access to the main bedroom. Hardwood flooring. The lower level has the potential to be a family room or office area, but needs to be finished. High-efficiency Viessmann gas tankless heating system, Anderson windows and siding (2002), newer circuit breakers, and central air. Plumbed for an additional bath in the lower level. Title 5 certified. Public water. A short distance to Wegman's, shopping, schools, recreational facilities, and all major highways. This home needs TLC, but is perfect for a first-time buyer!



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



MLS # 73060309 - Active
Single Family - Detached

50 Hamilton Rd
Northborough, MA 01532
Worcester County
 Style: **Raised Ranch**
 Color:
 Grade School: **Proctor**
 Middle School:
 High School: **Algonquin**
 Approx. Acres: **0.49 (21,135 SqFt)**
 Handicap Access/Features:
 Directions: **Off Davis, near Williamsburg Circle**

List Price: **\$449,900**

Total Rooms: **5**
 Bedrooms: **3**
 Bathrooms: **1f 0h**
 Main Bath: **Yes**
 Fireplaces: **2**
 Approx. Street Frontage:

Remarks

Welcome to 50 Hamilton Road, Northborough, MA! If you are looking for a home in a wonderful neighborhood and on a gorgeous fenced-level lot, look no further! This 3 bedroom 1 bath Split offers a spacious eat-in kitchen with access to the rear yard. The relaxing living room has a cozy fireplace & large picture window. The full bath provides access to the main bedroom. Hardwood flooring. The lower level has the potential to be a family room or office area but needs to be finished. High-efficiency Viessmann gas tankless heating system, Anderson windows & siding (2002), newer circuit breakers, and central air. Plumbed for an additional bath in the lower level. Title 5 certified. Public water. A short distance to Wegman's, shopping, schools, recreational facilities, & all major highways. This home needs TLC but is perfect for a first-time buyer! The seller has never lived in the property!

Property Information

Approx. Living Area Total: **1,086 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,086 SqFt** Approx. Below Grade:
 Living Area Disclosures:

Heat Zones: **1 Hot Water Baseboard, Gas, Other (See Remarks)** Cool Zones: **1 Central Air**
 Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **1 Under, Garage Door Opener, Storage**

Disclosures: **Pls review all attachments/offer instructions in MLS. Dimensions are approx. Buyer to verify all info. Seller can accept an offer at any time. Seller has never lived in the property. The seller is a licensed contractor & would consider doing improvements mutually agreed upon by all parties.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X13	Fireplace, Flooring - Hardwood, Window(s) - Picture
Kitchen:	1	16X11	Flooring - Vinyl, Dining Area, Exterior Access, Slider, Gas Stove
Main Bedroom:	1	13X12	Closet, Flooring - Hardwood
Bedroom 2:	1	11X11	Closet, Flooring - Hardwood
Bedroom 3:	1	11X10	Closet, Flooring - Hardwood
Bath 1:	1	10X7	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Vinyl
Bath 2:	B		-
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator, Dryer**
 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, Interior Access, Garage Access, Exterior Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Vinyl**
 Exterior Features: **Gutters, Storage Shed, Screens, Garden Area**
 Flooring: **Vinyl, Hardwood**
 Foundation Size: **42x25+**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Insulation: **Fiberglass**
 Interior Features: **Cable Available, Whole House Fan**
 Lot Description: **Level**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer, Private Sewerage - Title 5: Pass**
 Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Personal property**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1978** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:1000 L:0033**
 Assessed: **\$398,100**
 Tax: **\$6,565** Tax Year: **2022**
 Book: **9088** Page: **314**
 Cert:
 Zoning Code: **RC**
 Map: **1000** Block: Lot: **33**

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

Assessment and Sales Report**Location & Ownership Information****Address:** 50 Hamilton Rd, Northborough, MA 01532**Map Ref.:** **M:**1000 **L:**0033 **Zoning:** RC**Owner 1:** BRIAN A. Langelier**Owner 2:****Owner Address:** 50 Hamilton Rd, Northborough, MA 01532**Property Information****Use:** 1-Family Residence **Style:** Spl-Entrance**Levels:** 1 **Lot Size:** 0.49 Acres (21135 sqft.)**Year Built:** 1978 **Total Area:** 2336 sqft.**Total Rooms:** 5 **Total Living Area:** 1086 sqft.**Bedrooms:** 3 **First Floor Area:** 1086 sqft.**Full Baths:** 1 **Addl Floor Area:** 0 sqft.**Half Baths:** 0 **Attic Area:** 0 sqft.**Roof Type:** Gable **Finished Basement:** 0 sqft.**Heat Type:** Forced Hot Water **Basement:** 1050 sqft.**Fuel Type:** Natural Gas **Basement Type:****Exterior:** Vinyl Siding **Attached Garage:** 1**Foundation:** **Other Garage:** 0**Air Conditioned:** Yes **Fireplaces:** 2**Condition:** Good**Assessment Information****Last Sale Date:** 11/29/1985 **Last Sale Price:** \$0**Last Sale Book:** 9088 **Last Sale Page:** 314**Map Ref.:** **M:**1000 **L:**0033 **Tax Rate (Res):** 16.49**Land Value:** \$194,000 **Tax Rate (Comm):** 16.49**Building Value:** \$204,100 **Tax Rate (Ind):** 16.49**Misc Improvements:** \$0 **Fiscal Year:** 2022**Total Value:** \$398,100 **Estimated Tax:** \$6,564.67

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
 MLS PIN is not responsible for the accuracy or completeness of this information.

Unofficial Property Record Card - Northborough, MA

General Property Data

Parcel ID 100.0-0033-0000.0

Prior Parcel ID --

Property Owner

Mailing Address 50 HAMILTON ROAD

City NORTHBOROUGH

Mailing State MA Zip 01532

ParcelZoning RC

Account Number

Property Location 50 HAMILTON ROAD

Property Use SNGL-FAM-RES

Most Recent Sale Date 11/29/1985

Legal Reference 09088-0314

Grantor

Sale Price 1

Land Area 0.485 acres

Current Property Assessment

Card 1 Value Building Value 201,400

Xtra Features
Value 2,700

Land Value 194,000

Total Value 398,100

Building Description

Building Style SPLIT ENTRY

of Living Units 1

Year Built 1978

Building Grade AVERAGE-GOOD

Building Condition Good

Finished Area (SF) 1086

Number Rooms 5

of 3/4 Baths 0

Foundation Type CONCRETE

Frame Type UNKNOWN

Roof Structure GABLE

Roof Cover ASPHALT

Siding VINYL

Interior Walls DRY/PLASTER

of Bedrooms 3

of 1/2 Baths 0

Flooring Type HARDWOOD

Basement Floor CONCRETE

Heating Type FHW

Heating Fuel GAS

Air Conditioning 100%

of Bsmt Garages 1

of Full Baths 1

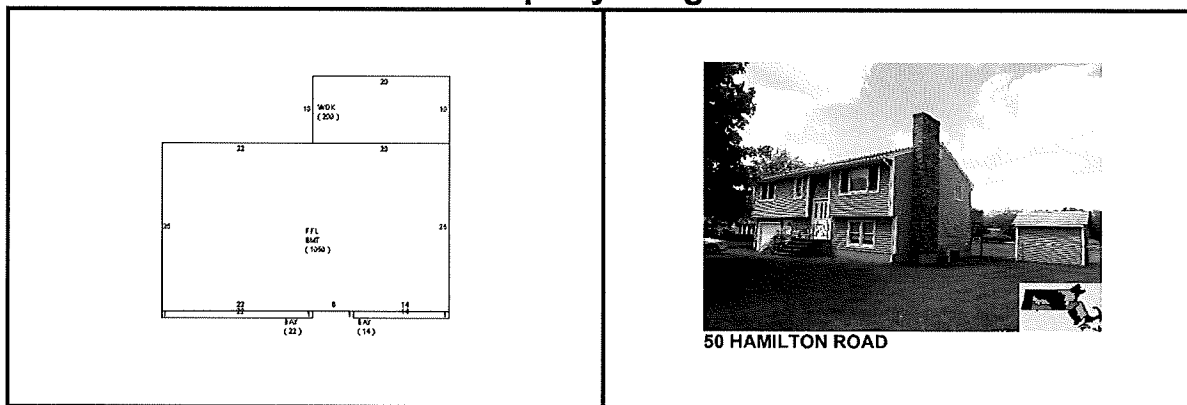
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.485 acres of land mainly classified as SNGL-FAM-RES with a(n) SPLIT ENTRY style building, built about 1978 , having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Type:	18	-	SPLIT ENTRY	
Sty Ht:	1	-	1	Story
iv) Units:	1		Total:	1
undation:	1	-	CONCRETE	
Frame:	1	-	UNKNOWN	
ime Wall:	3	-	VINYL	
Sec Wall:				%
rof Struct:	1	-	GABLE	
rof Cover:	1	-	ASPHALT	
Color:				
w / Desir:				
NERAL INFORMATION				
Grade:	AG	-	AVERAGE-GOOD	
ear Blt:	1978		Eff Yr Blt:	
it LUC:			Alt %:	
irisdct:			Fact:	
Const Mod:				
Lump Sum Adj:				

ERIOR INFORMATION		DEPRECIATION	
avg HVFL:		Phys Contd:	GD - Good
m Int Wal	9 - DRY/PLASTER	Functional:	
e Int Wali:	%	Economic:	
Partition:		Special:	
		Override:	
			23: %

		Total:	23%
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CALC SUMMARY		CC
		Rate
Basic \$ / SQ: 118.00		
Size Adj.: 1.16436458		
Const Adj.: 1.00899997		
Adj \$ / SQ: 138.357		
Other Features: 55543		
Grade Factor: 1.10		
NBHD Inf: 1.00000000		
NBHD Mod:		WFAF
LUC Factor: 1.00		
Adj Total: 261515		Spec
Depreciation: 60148		
Depreciated Total: 201367		

BIBILE HOME		Make:	Model:						
EC FEATURES/YARD ITEMS									
de	Description	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Price
	SHED-RESIDE	D	Y	1	10X12	A	AV	2004	25

RESIDENTIAL GRID											
1st Res Grid		Desc: RESIDENCE				# Units 1					
Level	FY	LR	DR	D	K	FR	RR	FB	HB	L	O
Other											
Upper											
Lvl 2											
Lvl 1											
Lower											
Totals	RM's: 5	BR's: 3				Baths: 1				HB	

REMODELING		RES BREAKDOWN				
Exterior:	No Unit	RMS	BRS	FL		
Interior:	1	5	3	1		
Additions:						
Kitchen:						
Baths:						
Plumbing:						
Electric:						
Heating:						
General:						
	Totals					
	1	5	3			

COMPARABLE SALES					
Parcel ID	Type	Date	Sale Price		
				Ind.Val	
				AvRate:	
				\$\$/SQ:	
Juris. Factor:			Before Depr:	152.19	
tial Features:	0		Val/Su Net:	86.22	
Final Total:	201400		Val/Su SzAd	185.45	

Serial #	D/S	Dep	LUC	Fact	NB Fa	Appt Value	Year:
	00	T	17	101	1.08	2,700	

10 WOK (200)

20

25

FFL BMT (1050)

25

22

22

8

1

1

14

14

BAY (22)

BAY (14)

SUB AREA				SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Type	Qu #
BMT	BASEMENT	1,050	27.670	29,055				
FFL	1ST FLOOR	1,050	138.360	145,275				
WDK	WOOD DECK	200	14.440	2,888				
BAY	BAY	36	138.360	4,981				

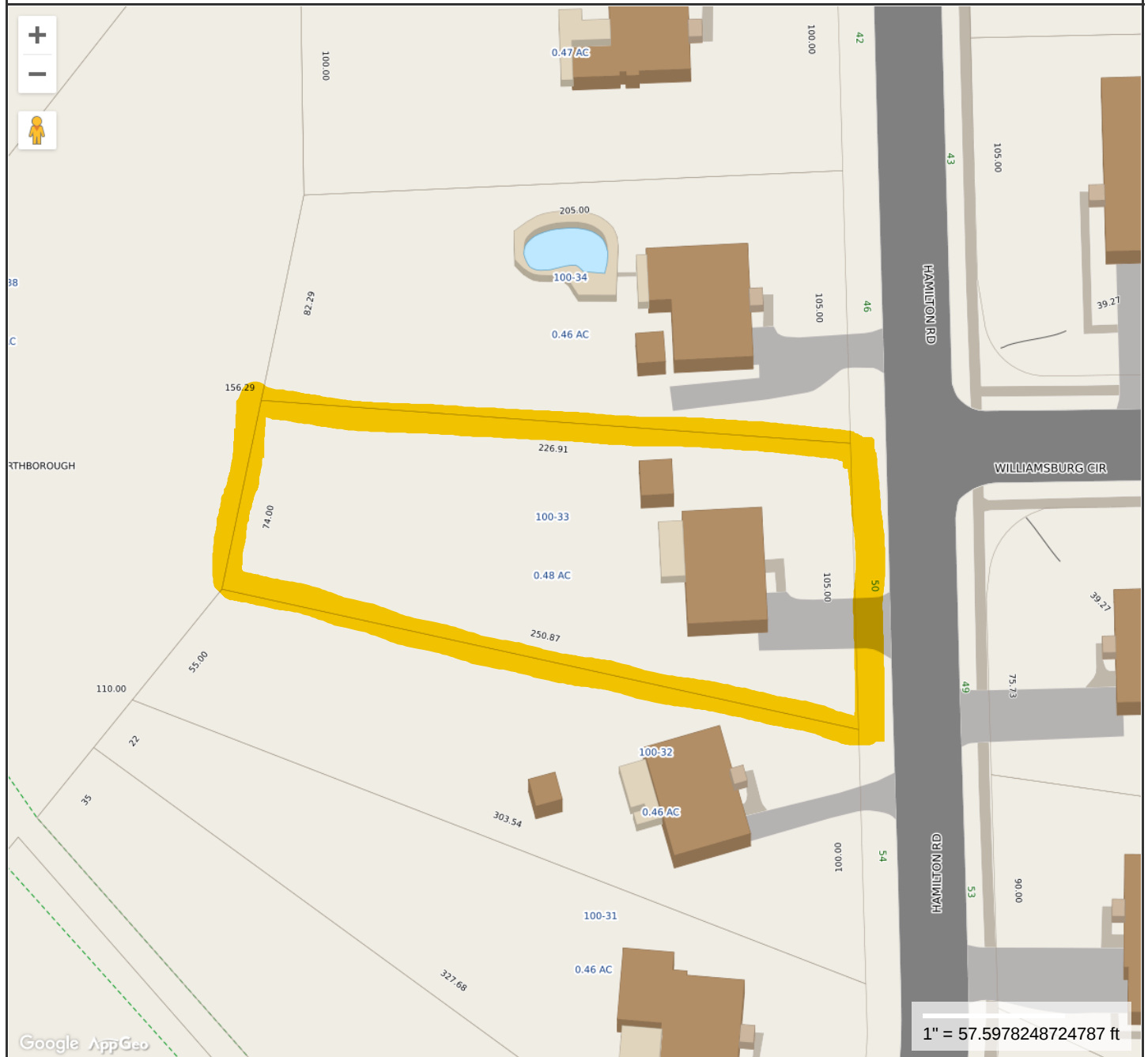
Net Sketched Area: 2,336		Total:	182,198
Size Ad	1086	Gross Area	2336
		FinArea	1086



IMAGE *AssessPro* Patriot Properties, Inc.

[illegible]

50 Hamilton Rd, Northborough



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 04/18/2022
Data updated Jan 28, 2020

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.