



59 HARRISON PLACE, MARLBOROUGH

\$214,900

**CONDOMINIUM
ALTERNATIVE!**



**3
BEDS**



**1.5
BATHS**



**1,643
SQ. FT.**

WELCOME TO 59 HARRISON PLACE, MARLBOROUGH, MA! A great condo alternative! This 3 bedroom 1.5 bath Dutch Colonial is located on a dead-end street and has been owned by the same family for years! There is a half bath off the eat-in country kitchen. The dining area has a nice built-in hutch and the living room is perfect for relaxing. There is an oversize front foyer that leads to the 2nd floor. The main bedroom has two walk-in closets. The bath has a full tub and tile flooring. There is a relaxing front porch. The gas heating system and hot water tank are newer. It is a short walk to the Rail Trail and easy access to all major highways, recreational facilities, and schools. Please read disclosures as this home has no off street parking for a car. There is on street parking (excluding during snow storms) close by. This property will not meet FHA/VA financing. Seller can accept an offer at anytime.



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



MLS # 73025112 - New
Single Family - Detached

59 Harrison Place
Marlborough, MA 01752
Middlesex County

Style: **Colonial, Gambrel /Dutch**

Color:

Grade School:

Middle School:

High School:

Approx. Acres: **0.03 (1,316 SqFt)**

Handicap Access/Features:

Directions: **Near Winthrop and Lincoln St.**

List Price: **\$214,900**

Total Rooms: **7**

Bedrooms: **3**

Bathrooms: **1f 1h**

Main Bath: **No**

Fireplaces: **0**

Approx. Street Frontage:

Remarks

Welcome to 59 Harrison Place, Marlborough, MA! A great condo alternative! This 3 bedroom 1.5 bath Dutch Colonial is located on a dead-end street and has been owned by the same family for years! There is a half bath off the eat-in country kitchen. The dining area has a nice built-in hutch and the living room is perfect for relaxing. There is an oversize front foyer that leads to the 2nd floor. The main bedroom has two walk-in closets. The bath has a full tub and tile flooring. There is a relaxing front porch. The gas heating system and hot water tank are newer. It is a short walk to the Rail Trail and easy access to all major highways, recreational facilities, and schools. Please read disclosures as this home has no off street parking for a car. There is on street parking (excluding during snow storms) close by. This property will not meet FHA/VA financing. Seller can accept an offer at anytime.

Property Information

Approx. Living Area Total: **1,643 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,643 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **1 Steam, Gas**

Cool Zones: **0 None**

Parking Spaces: **0**

Garage Spaces: **0**

Disclosures: **Please review all attachments/offer instructions in MLS. Dimensions are approx. Buyer to verify all info. This is an estate sale. Property is being sold in AS IS condition. All appliances are in AS IS condition. Seller can accept an offer at any time.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X12	Flooring - Wall to Wall Carpet
Dining Room:	1	12X10	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Family Room:	1	14X10	Flooring - Wall to Wall Carpet
Kitchen:	1	14X14	Closet, Flooring - Vinyl, Country Kitchen, Gas Stove
Main Bedroom:	2	14X12	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12X10	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	10X9	Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	7X6	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1	3X3	Bathroom - Half, Flooring - Vinyl
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	1	10X7	Flooring - Wall to Wall Carpet, Exterior Access
Foyer:	1		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, 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**

Basement: **Yes Full, Interior Access**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Electric: **Fuses**

Exterior: **Vinyl**

Exterior Features: **Deck, Screens**

Flooring: **Vinyl, Wall to Wall Carpet**

Foundation Size: **Irregular**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Lot Description: **Level**

Road Type: **Public, Paved, Publicly Maint., Dead End**

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: **1920** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:069 B:107 L:000**

Assessed: **\$243,200**

Tax: **\$3,191** Tax Year: **2022**

Book: **1221** Page: **13**

Cert:

Zoning Code: **Res**

Map: **69** Block: Lot: **107**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale**

Price

Office/Agent Information

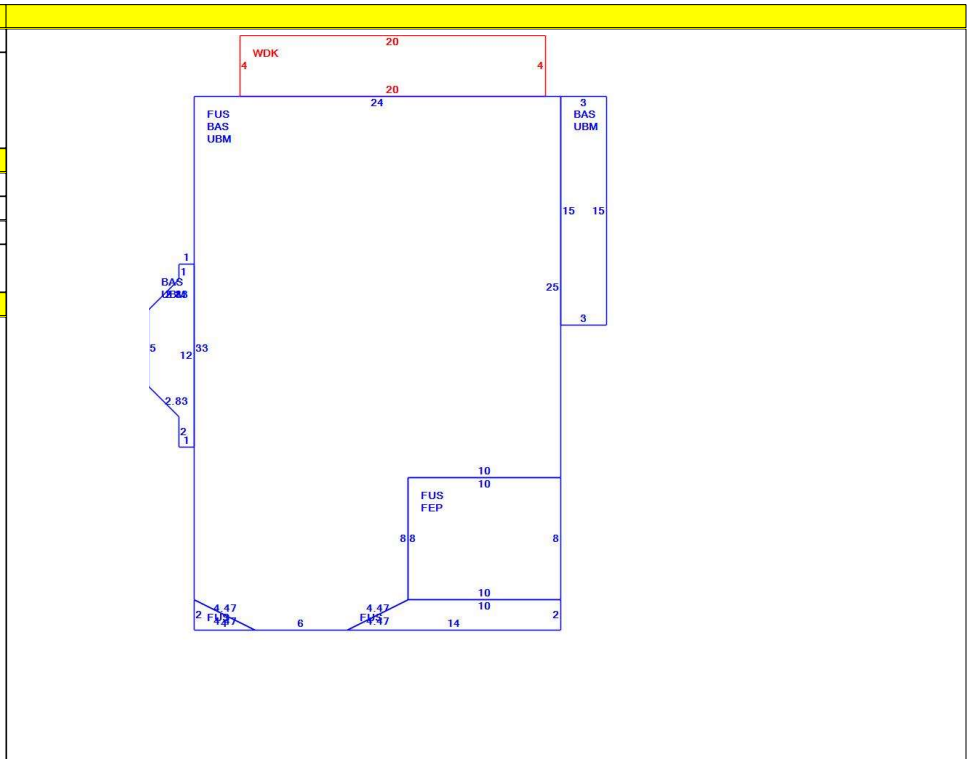
Office: RE/MAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION							
BOUTHILETTE BARBARA A LI EST		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed								
59 HARRISON PL MARLBOROUG MA 01752						RES BLDG	1010	173,200	173,200								
						RES LAND	1010	70,000	70,000								
SUPPLEMENTAL DATA																	
Alt Prcl ID 69/107//		PROBATE															
Deed Ref ALSO RECORDED 69559/2		B															
Aff Housin Schedule I		Assoc Pid#															
LCD CERT																	
GIS ID M_195194_899515						Total		243,200	243,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOUTHILETTE BARBARA A LI EST		1511 0027	07-06-2017	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed				
BOUTHILETTE BARBARA LI EST		1221 0013	05-05-2000	U	I	0	1F	2022	1010	173,200	2021	1010	168,200				
									1010	70,000	2020	1010	50,300				
								Total		243,200	Total		218,500				
								Total			Total		241,100				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
YELLOW																	
BmstFin = 0%																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
									02-19-2020	TB	06	1	00	Measured & Listed			
									12-12-2011	WH			00	Measured & Listed			
									04-21-2005	WH			02	Measured & 2 Vist			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Family	B			1,316 SF	59.11	1.00000	5	1.00	0050	0.900		1.0000	53.19	70,000	
Total Card Land Units						0 SF	Parcel Total Land Area						0	Total Land Value			70,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2	04	Paneling			
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
			CONDO DATA		
Parcel Id			C		Owne
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		288,671			
Year Built		1920			
Effective Year Built		1968			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		40			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		60			
RCNLD		173,200			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	803	803	803	151.01	121,261
FEP	Porch, Enclosed	0	80	36	67.95	5,436
FUS	Finished Upper Story	840	840	840	151.01	126,848
UBM	Unfinished Basement	0	803	161	30.28	24,313
WDK	Wood Deck	0	80	12	22.65	1,812
Ttl Gross Liv / Lease Area		1,643	2,606	1,852		279,670



Property Card: 59 HARRISON PL

City of Marlborough, MA



Parcel Information	
Parcel ID: M_195194_899515 Vision ID: 7213 Owner: BOUTHILETTE BARBARA A LI EST Co-Owner: Mailing Address: 59 HARRISON PL MARLBOROUGH, MA 01752	Map: 69 Lot: 107 - Use Description: Single Family Zone: B Land Area in Acres: 0.03
Sale History	Assessed Value
Book/Page: Sale Date: 7/6/2017 Sale Price: \$0	Land: \$70,000 Buildings: \$173,200 Extra Bldg Features: Outbuildings: Total: \$243,200

Building Details: Building #		
	Model: Living Area: 1643 Appr. Year Built: Style: Conventional Stories: 2 Occupancy: 1 No. Total Rooms: 7 No. Bedrooms: 03 No. Baths: 1 No. Half Baths: 1	Int Wall Desc 1: Plastered Int Wall Desc 2: Paneling Ext Wall Desc 1: Vinyl Siding Ext Wall Desc 2: Roof Cover: Asphalt Roof Structure: Gambrel Heat Type: Hot Water Heat Fuel: Gas A/C Type: None



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59 Harrison Place

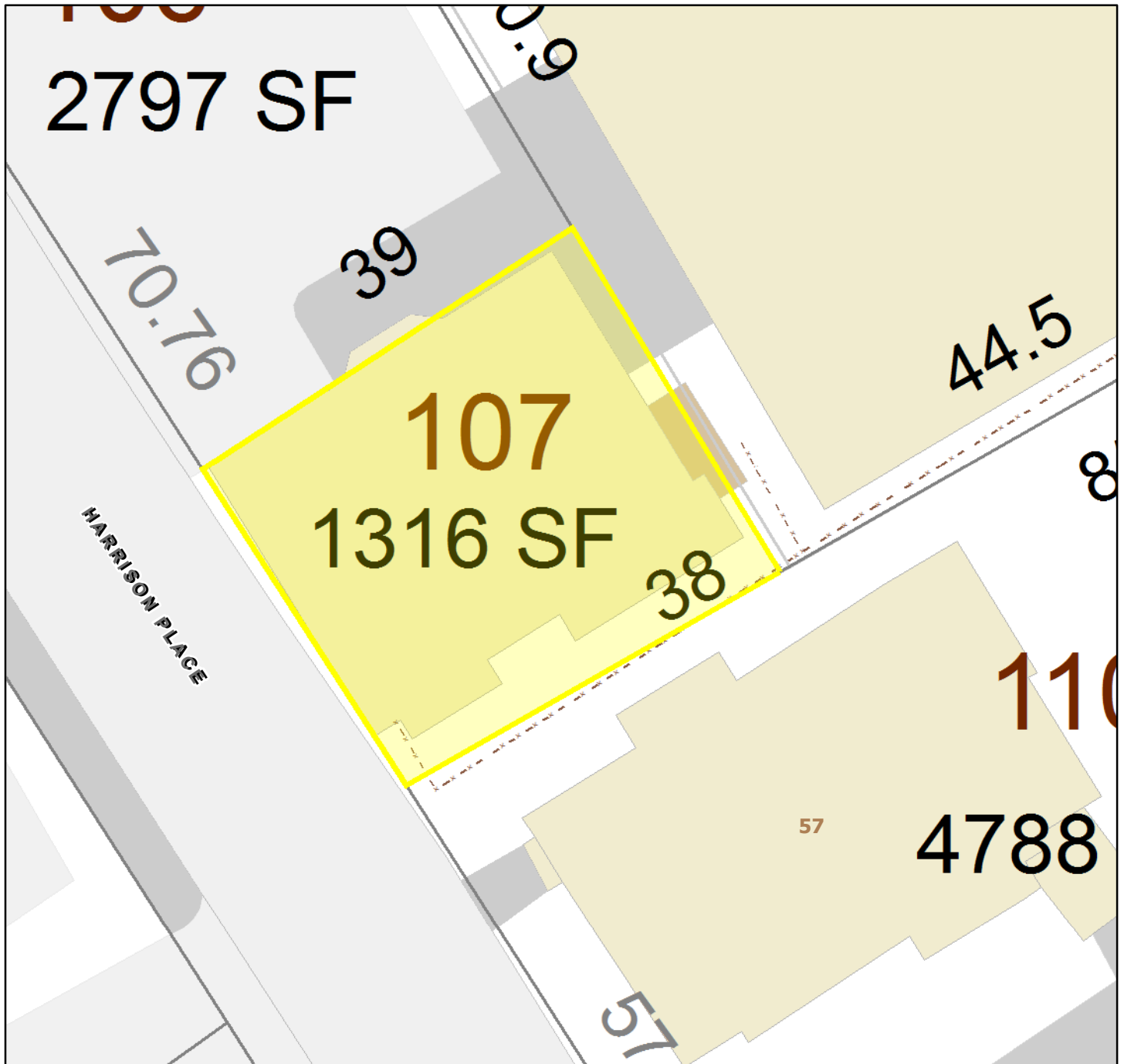
Marlborough, MA



July 19, 2022

1 inch = 13 Feet

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	CAI Town Line		Fence		Roads
	Parcel Lines - No Ortho		swalk_polygon		Paved
	Other Legal - No Ortho		GENERAL		Paved
	Parcel Addresses		DECK		

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.

Subdivision of Land shown on plan 9576A

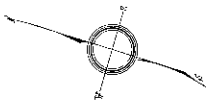
Filed with Cert. of Title No. 18326 South Registry District of Middlesex County.

LAND IN MARLBORO

Scale 8 feet to an inch

May 1928.

Charles B. McNally, Civil Engineer.



WINTHROP STREET

STREET

LINCOLN STREET

d. A. Frye Real Estate Trust

176.30

76.20

Winslow W. Rice

C

78.10

Arthur R. Chamberlain

George V. McNally

HARRISON PLACE

129.20

130.20

700

100

Laura A. Brauregard

Mabel C. Sanger

43.50

44.50

44.50

Separate certificates of title may be issued for lots A, B, C, as shown hereon by the Court

Charles B. Southworth

July 13, 1928

Recorder

Copy of part of plan filed in LAND REGISTRATION OFFICE July 17, 1928 Scale of this plan 30 Feet to an inch C. B. Humphrey, Surveyor for Court v