



51 SONIA DRIVE, MARLBOROUGH

\$149,900



**2
BEDS**



**1
BATHS**



**1,100
SQ. FT.**

**CONVENIENTLY
LOCATED!**

WELCOME TO 51 SONIA DRIVE, MARLBOROUGH, MA! This 2+ bedroom 1 bath mobile home is within walking distance to Callahan State Park and all major conveniences! The cabinet packed country kitchen has loads of built-ins, a large island for your morning coffee, and is open to the spacious living room. The main bedroom has two closets and additional storage. The 2nd bedroom is open to the sitting room with access to the deck/porch. There is parking for two cars. Lot fee of \$757 which includes water, sewer, taxes, plowing, rubbish, and road maintenance. Restaurants, shopping, and recreational facilities nearby. Potential buyers must have good credit, proof of income, and references to be accepted for park ownership. Great condo alternative. Quick occupancy if needed.



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

Direct: 978-875-0097

Office: 888-838-9444

elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73187401 - New
Mobile Home**

**51 Sonia Dr
Marlborough, MA 01752
Middlesex County**

List Price: **\$149,900**

Style: **Single Wide, W/ Addition**

Total Rooms: **5**

Color:

Bedrooms: **2**

Grade School:

Baths: **1f 0h**

Middle School:

Main Bath: **No**

High School:

Fireplaces: **0**

Approx. Acres: **0 (0 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Near Broadmeadow and Parmenter**

Remarks

Welcome to 51 Sonia Dr, Marlborough, MA! This 2+ bedroom 1 bath mobile home is within walking distance to Callahan State Park and all major conveniences! The cabinet packed country kitchen has loads of built-ins, a large island for your morning coffee, and is open to the spacious living room. The main bedroom has two closets and additional storage. The 2nd bedroom is open to the sitting room with access to the deck/porch. There is parking for two cars. Lot fee of \$757 which includes water, sewer, taxes, plowing, rubbish, and road maintenance. Restaurants, shopping, and recreational facilities nearby. Potential buyers must have good credit, proof of income, and references to be accepted for park ownership. Great condo alternative. Quick occupancy if needed.

Property Information

Approx. Living Area Total: **1,100 SqFt**

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

Living Area Source: **Owner**

Approx. Above Grade: **1,100 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **5 Electric Baseboard**

Cool Zones: **1 Wall AC**

Parking Spaces: **2 Off-Street, Unpaved Driveway**

Garage Spaces: **0**

Disclosures: **Buyer to verify all info. Pls review the attachments/offer instructions in MLS. Seller reserves the right to accept an offer @ any time. All offers are presented as they are received. The seller (POA) has never lived in the property.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X13	Ceiling Fan(s), Flooring - Laminate, Open Floor Plan
Kitchen:	1	17X13	Ceiling Fan(s), Closet, Flooring - Laminate, Dining Area, Exterior Access, Open Floor Plan, Peninsula
Main Bedroom:	1	13X11	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	10X7	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	-	-
Laundry:	1	8X3	Dryer Hookup - Electric, Washer Hookup
Sun Room:	1	11X9	Flooring - Wall to Wall Carpet, Exterior Access
Other:	1	12X6	Deck - Exterior

Features

Appliances: **Range, 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, T-Station**

Basement: **No**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Electric: **Circuit Breakers**

Exterior: **Aluminum**

Exterior Features: **Covered Patio/Deck, Storage Shed, Garden Area**

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

Foundation Size: **72x14+**

Foundation Description: **Other (See Remarks)**

Hot Water: **Electric**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Level**

Road Type: **Private, Paved, Privately Maint.**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric 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**

Facing Direction:

Home Own Assn: **Yes** HOA Fee: **\$757**

HOA Mandatory: **Yes**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1979** Source: **Owner**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **00**

Book: **0** Page: **0**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

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

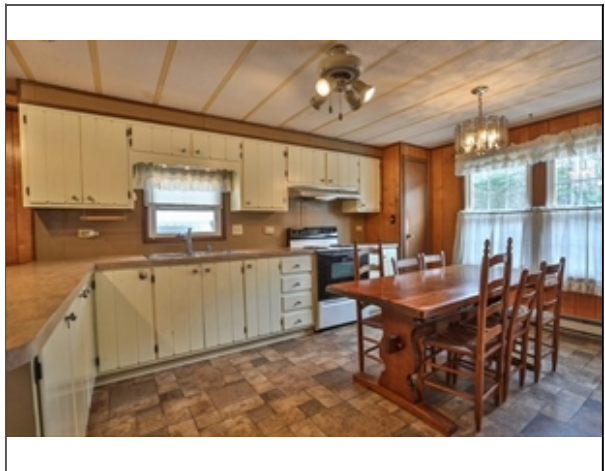
Agent: S. Elaine McDonald  (978) 838-9444

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

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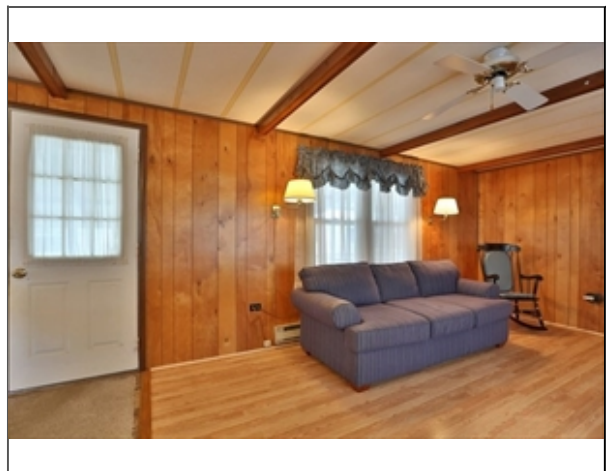
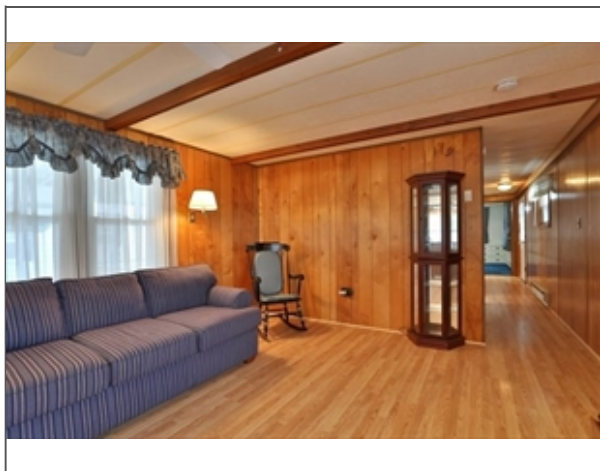
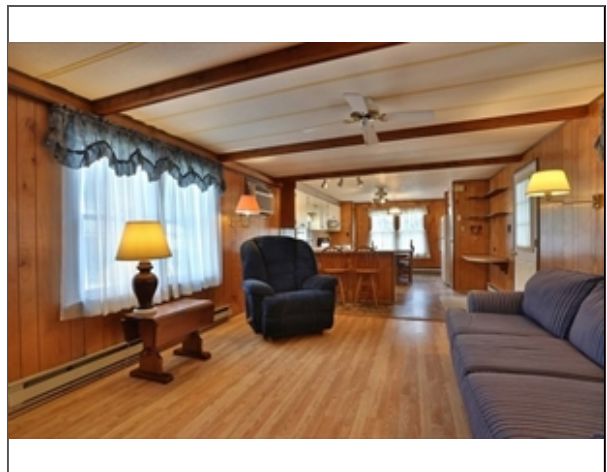
Mobile Home
List Price: \$149,900



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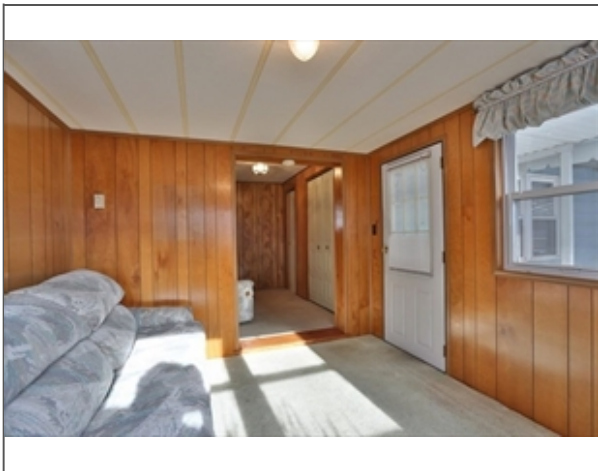
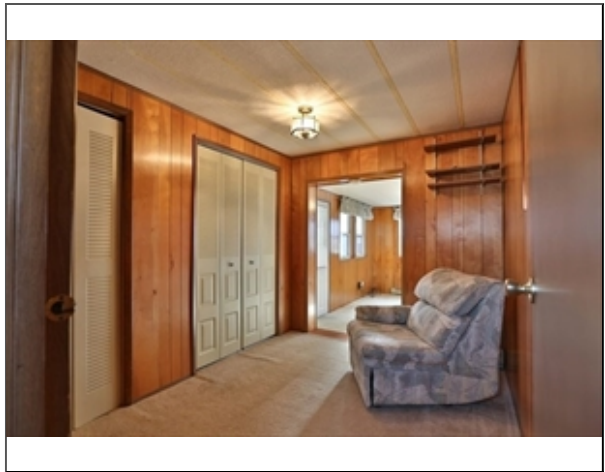
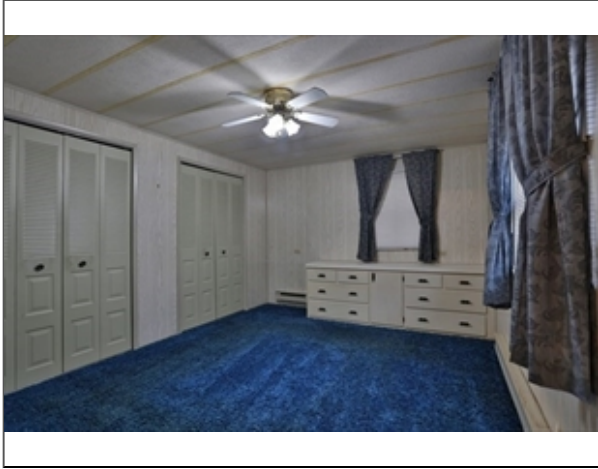
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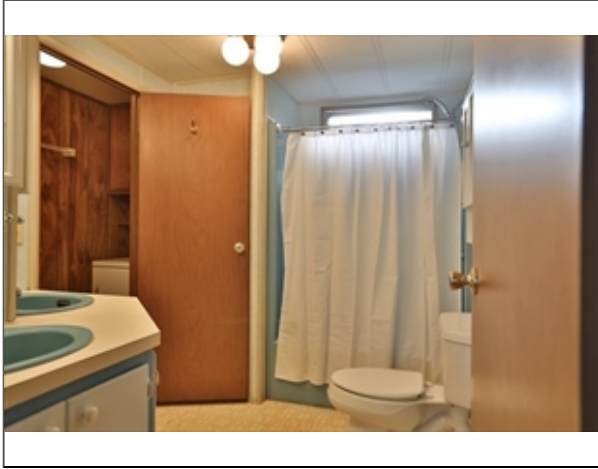
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