



13 COLLINS DRIVE, HUDSON

\$649,900



**4
BEDS**



**2
BATHS**



**1,813
SQ. FT.**

**CONVENIENTLY
LOCATED!**

WELCOME TO 13 COLLINS DRIVE, HUDSON! This one-of-a-kind expanded Cape offers a very flexible floor plan in a tranquil setting! Upon entering the front door, you are welcomed into a cozy living room complete with a charming fireplace. The eat-in kitchen provides access to a lovely 11x9 porch and the main level includes two comfortable bedrooms. The standout feature of this home is a spacious two-story in-law apartment making it ideal for extended families and guests. It boasts a generous kitchen with sliders to a deck, a sitting room, which includes a lovely bay window, large bedroom and full bath. The magnificent level 30,000+ square foot lot is perfect for a garden and outdoor activities. Efficient gas heat/hot water plus the home is wired for a generator. A short drive to Main Street, Hudson where you can find top rated restaurants, boutique shops, and a brewery. Superior access to Rt 495/290 and all major shopping. This home truly offers a blend of comfort and space in a wonderful neighborhood.



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



Exterior - Side

**MLS # 73312999 - New
Single Family - Detached**

**13 Collins Dr
Hudson, MA 01749
Middlesex County**

Style: **Cape**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.69 (30,204 SqFt)**
Handicap Access/Features:
Directions: **Off Causeway St, near Baben**

List Price: **\$649,900**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Welcome to 13 Collins Drive, Hudson! This one-of-a-kind expanded Cape offers a very flexible floor plan in a tranquil setting! Upon entering the front door, you are welcomed into a cozy living room complete with a charming fireplace. The eat-in kitchen provides access to a lovely 11x9 porch and the main level includes two comfortable bedrooms. The standout feature of this home is a spacious two-story in-law apartment making it ideal for extended families and guests. It boasts a generous kitchen with sliders to a deck, a sitting room, which includes a lovely bay window, large bedroom and full bath. The magnificent level 30,000+ SF lot is perfect for a garden and outdoor activities. Efficient gas heat/hot water plus the home is wired for a generator. A short drive to Main Street, Hudson where you can find top rated restaurants, boutique shops, and a brewery. Superior access to Rt 495/290 & all major shopping. This home truly offers a blend of comfort & space in a wonderful neighborhood.

Property Information

Approx. Living Area Total: **1,813 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,813 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **1 Hot Air Gravity, Hot Water Baseboard, Gas** Cool Zones: **0 None**
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **0**
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting an offer (1 PDF). Seller can accept an offer @ anytime. For info regarding transaction, contact the listing agent. Bosch heating system 2018. You could easily add a bath & bedroom on 2nd floor**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X11	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Picture, Exterior Access
Dining Room:	1	11X8	Closet, Flooring - Wall to Wall Carpet
Kitchen:	1	11X9	Flooring - Vinyl, Country Kitchen, Exterior Access
Main Bedroom:	1	11X9	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	13X9	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11X11	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1	7X7	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Vinyl
Laundry:	B		Dryer Hookup - Gas, Washer Hookup
Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bathroom:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Vinyl
Sitting Room:	1	13X12	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Kitchen:	1	15X11	Flooring - Vinyl, Dining Area, Deck - Exterior, Exterior Access, Slider

Features

Appliances: **Range, Wall Oven, Dishwasher, Refrigerator**
Area Amenities: **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, Bulkhead, Sump Pump**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Shingles, Wood**
Exterior Features: **Deck, Storage Shed, Screens, Garden Area**
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size: **34x24+26x16+**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Gas 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: **1960** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0055 B:0000 L:0039**
Assessed: **\$521,900**
Tax: **\$7,307** Tax Year: **2024**
Book: **0** Page: **0**
Cert:
Zoning Code: **SAB**
Map: **55** Block: Lot: **39**

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: 13 Collins Dr Hudson, MA 01749
Map Ref: M: 0055 **B:** 0000 **L:** 0039
Owner 1: Mwl Rt
Owner Address: 13 Collins Dr Hudson, MA 01749

Zoning: SA8
Owner 2: Kathleen M Alexander Tr

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 7
Full Baths: 2
Year Built: 1960

Total Area: 4,176 SqFt
First Floor Area: 1,268 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 1,268 SqFt

Attached Garage: 0
Heat Type: Forced Hot Water
Roof Type: Gable
Air Conditioned: No
Foundation:

Style: Cape-Cod
Lot Size: 0.69 Acres (30,204 SqFt)
Bedrooms: 4
Half Baths: 0
Basement Type:

Total Living Area: 2,337 SqFt
Addl.Floor Area:
Finished Basement: 0 SqFt
Total Basement: 1,268 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Wood Side/Shingles
Fireplaces: 1
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$198,100
Misc. Improv.: \$0
Fiscal Year: 2024
Map Ref: M: 0055 **B:** 0000 **L:** 0039
Tax Rate (Comm): 27.5

Last Sale Price:
Last Sale Page:
Building Value: \$323,800
Total Value: \$521,900
Estimated Tax: \$7,307
Tax Rate (Res): 14
Tax Rate (Ind): 27.5

Mortgage History

Recent Mortgage #1

Buyer Name: Kathleen M Alexander
Mortgage Amount: \$194,000
Mortgage Book: 51165

Lender Name: American Mtg Network
Mortgage Date: 05/13/2008
Mortgage Page: 203

Recent Mortgage #2

Buyer Name: Kathleen M Alexander
Mortgage Amount: \$175,500
Mortgage Book: 46924
Discharge Book: 51799
Discharge Date: 10/17/2008

Lender Name: Ameriquest Mtg Corp
Mortgage Date: 02/03/2006
Mortgage Page: 354
Discharge Page: 134

Recent Mortgage #3

Buyer Name: Robert P Alexander
Mortgage Amount: \$68,294
Mortgage Book: 0

Lender Name: Ford Consumer Fin Co
Mortgage Date: 07/15/1997
Mortgage Page: 0

Recent Mortgage #4

Buyer Name: Robert P Alexander
Mortgage Amount: \$59,700
Mortgage Book: 0

Lender Name: Household Fin Corp
Mortgage Date: 05/01/1997
Mortgage Page: 0

Recent Mortgage #5

Buyer Name: Mary W Leary
Mortgage Amount: \$95,200
Mortgage Book: 0

Lender Name: Hudson National Bank
Mortgage Date: 06/21/1994
Mortgage Page: 0

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13 COLLINS DR

Location 13 COLLINS DR

Mblu 55 / 39 /

Acct# 55039

Owner MWL REALTY TRUST

Assessment \$521,900

Appraisal \$521,900

PID 5379

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$323,800	\$198,100	\$521,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$323,800	\$198,100	\$521,900

Owner of Record

Owner MWL REALTY TRUST

Sale Price \$100

Co-Owner KATHLEEN M ALEXANDER & MAUREEN D LEDUC T

Certificate

Address 13 COLLINS DR

Book & Page 64006/0422

HUDSON, MA 01749

Sale Date 07/31/2014

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MWL REALTY TRUST	\$100		64006/0422	1A	07/31/2014
MWL REALTY TRUST	\$100		60092/0114	1A	09/26/2012
M W L REALY TRUST	\$100		56954/0262	1A	06/07/2011
LEARY MARY W	\$1		24635/0536	1N	06/21/1994
LEARY LAWRENCE A	\$0		09742/0586		01/09/1961

Building Information

Building 1 : Section 1

Year Built: 1960

Living Area: 2,337
Replacement Cost: \$537,749
Building Percent Good: 60
Replacement Cost Less Depreciation: \$322,600

Building Attributes

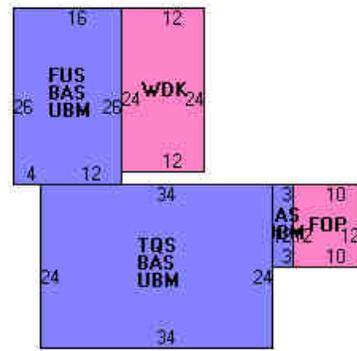
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	HW/Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(<https://images.vgsi.com/photos/HudsonMAPhotos//default.jpg>)

Building Layout



(https://images.vgsi.com/photos/HudsonMAPhotos//Sketches/5379_5379.ji)

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,268	1,268
TQS	Three Quarter Story	816	653
FUS	Upper Story, Finished	416	416
FOP	Porch, Open, Finished	120	0
UBM	Basement, Unfinished	1,268	0
WDK	Deck, Wood	288	0
		4,176	2,337

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

FPL	FIREPLACE	1.00 UNITS	\$1,200	1
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Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	SA8
Neighborhood	300
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.69
Frontage	100
Depth	0
Assessed Value	\$198,100
Appraised Value	\$198,100

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$323,800	\$198,100	\$521,900
2023	\$285,200	\$190,600	\$475,800
2022	\$251,400	\$173,100	\$424,500
2021	\$236,900	\$164,900	\$401,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$323,800	\$198,100	\$521,900
2023	\$285,200	\$190,600	\$475,800
2022	\$251,400	\$173,100	\$424,500
2021	\$236,900	\$164,900	\$401,800



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S. Elaine McDonald, ABR, CNE, CRS, GRI, LMC

Real Estate Consultant, Licensed Since 1989, MA License #90417
Direct: 888-838-9444 Cell: 978-875-0097
Email: elaine@elainemcdonald.com

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2 Mount Royal Avenue, Suite 120, Marlborough, MA 01752

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