



## 17 GARABED BOULEVARD, MARLBOROUGH

**\$199,900**

**CONVENIENTLY  
LOCATED!**



**2  
BEDS**



**1  
BATHS**



**924  
SQ. FT.**

Welcome to 17 Garabed Boulevard, Marlborough, MA! Come see this immaculately well kept 2 bedroom, 1 bath mobile home near Callahan State Park/ Sudbury/Framingham line! Many improvements have been made including: new wall-to-wall carpeting/flooring, freshly painted, an updated bath, and newer roof. As you enter, you will find an 11x10 three season sunroom for your morning coffee. The relaxing kitchen has an eat-in area, crown molding, chair-rail, wainscoting, stainless steel dishwasher and an electric stove. The living room is ideal for watching your favorite sporting event. The rear main bedroom has two closets and is near the fully updated bath with granite counters. The front bedroom can be used as an office/craft room. There is a washer/dryer in the hall area and a shed for additional storage. You will enjoy having two AC split units in the warmer weather. HOA fee of \$770, which includes taxes, water, sewer, trash, snow removal, common area landscaping. Come see this beauty!



**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 # 73235360 - New  
Mobile Home**



**17 Garabed Blvd  
Marlborough, MA 01752  
Middlesex County**

List Price: **\$199,900**

Style: **Single Wide**

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:

Neighborhood/Sub-Division: **Gulbankian Mobile Home Park**

Directions: **off Broadmeadow St, near Parmenter St**

**Remarks**

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**Property Information**

Approx. Living Area Total: **924 SqFt**

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

Living Area Source: **Other**

Approx. Above Grade: **924 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Title to mobile home states 66x14**

Heat Zones: **5 Electric Baseboard**

Cool Zones: **2 Heat Pump, 2 Units**

Parking Spaces: **3 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments in MLS before submitting an offer (in 1 PDF). Pls see firm remarks below. Serial #RH-M-0168**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	18X13	Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Exterior Access
Kitchen:	1	12X12	Ceiling - Cathedral, Flooring - Laminate, Dining Area, Chair Rail, Exterior Access, Wainscoting
Main Bedroom:	1	13X10	Ceiling - Cathedral, Closet, Flooring - Wall to Wall Carpet, Crown Molding
Bedroom 2:	1	11X10	Closet, Flooring - Wall to Wall Carpet, Ceiling - Half-Vaulted
Bath 1:	1	8X7	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Laminate, Countertops - Stone/Granite/Solid, Ceiling - Half-Vaulted
Sun Room:	1	11X10	Flooring - Laminate, Ceiling - Half-Vaulted
Center Hall:	1	9X5	-

**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: **No**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Construction: **Modular**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Flooring: **Wall to Wall Carpet, Laminate**

Foundation Size: **66x14**

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

Hot Water: **Electric, Tank**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Level**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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: **Yes**

Disclosure Declaration: **No**

Exclusions: **Personal Property**

Facing Direction:

Home Own Assn: **Yes** HOA Fee: **\$770**

HOA Mandatory: **Yes**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built: **1994** Source: **Owner**

Year Built Description: **Renovated Since**

Year Round: **Yes**

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