



31 DEERFIELD ROAD, MARLBOROUGH

\$579,900

**CONVENIENTLY
LOCATED!**



**2
BEDS**



**3
BATHS**



**1,769
SQ. FT.**

WELCOME TO 31 DEERFIELD RUN, MARLBOROUGH, MA! Prepare to be impressed by this picture perfect 2-3 bedroom, 3 full-bath middle-unit in the highly sought after Villages at Crane Meadow, conveniently located near the Southborough line! This rare find features a 2 car garage, first floor primary suite with a large walk-in closet and luxurious corner jetted tub, a well appointed kitchen accented by new appliances, granite countertops, and a generous island. Relax in the living room with a gas log fireplace, offering serene views of the wooded backyard. The open concept design boasts cathedral ceilings and an elegant staircase leading to a versatile loft with full bath ideal for a craft room, office, or bedroom. Gleaming hardwood flooring flow throughout complimenting the home's warm and inviting atmosphere. Additional highlights include 1st floor laundry, walkout lower level, new gas furnace and hot water tank 2024. Near all major shopping, Apex Center, Rail Trail, Lake Williams, and top rated restaurants!



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



**MLS # 73334461 - New
Condo - Attached**

**31 Deerfield Run - Unit 31
Marlborough, MA 01752
Middlesex County**

List Price: **\$579,900**

Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Off Williams Street in Marlborough near the Southborough line, across from Stearns Road**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Welcome to 31 Deerfield Run, Marlborough, MA! Prepare to be impressed by this picture perfect 2-3 bedroom, 3 full bath middle-unit in the highly sought after Villages at Crane Meadow, conveniently located near the Southborough line! This rare find features a 2 car garage, first floor primary suite w/ a large walk-in closet & luxurious corner jetted tub, a well appointed kitchen accented by new appliances, granite countertops, & a generous island. Relax in the living room w/ a gas log fireplace, offering serene views of the wooded backyard. The open concept design boasts cathedral ceilings & an elegant staircase leading to a versatile loft w/ full bath ideal for a craft room, office, or bedroom. Gleaming hardwood flooring flow throughout complimenting the home's warm and inviting atmosphere. Additional highlights include 1st floor laundry, walkout lower level, new gas furnace & hot water tank 2024. Near all major shopping, Apex Center, Rail Trail, Lake Williams, & top rated restaurants!

Property Information

Approx. Living Area Total: **1,769 SqFt (\$327.81/SqFt)**

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

Living Area Source: **Field Card**

Approx. Above Grade: **1,769 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **2 Off-Street**

Garage Spaces: **2 Attached, Garage Door Opener, Storage**

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. New Maytag washing machine 2024.**

Complex & Association Information

Complex Name:

Units in Complex: **91** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$496 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal, Reserve Funds**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X14	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Window(s) - Picture
Dining Room:	1	13X11	Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Exterior Access, Slider
Family Room:	2	19X13	Skylight, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Attic Access
Kitchen:	1	14X9	Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Dryer Hookup - Electric, Washer Hookup
Main Bedroom:	1	14X13	Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	1	12X11	Closet, Flooring - Hardwood
Bath 1:	1	10X8	Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Enclosed Shower - Fiberglass
Bath 2:	1	8X5	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2	9X7	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1	-	-

Features

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**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **No**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

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

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**

Exterior: **Wood, Fiber Cement Siding, Other (See Remarks)**

Exterior Features: **Porch, Deck, Screens, Professional Landscaping**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Hot Water: **Natural Gas**

Insulation Features: **Full**

Interior Features: **Central Vacuum, Security System, Cable Available**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Small Pets**

Restrictions: **Adult Community**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **Yes**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal property**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built/Converted: **2001**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

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; S. Elaine McDonald (978) 838-9444



Villages at Crane Meadow

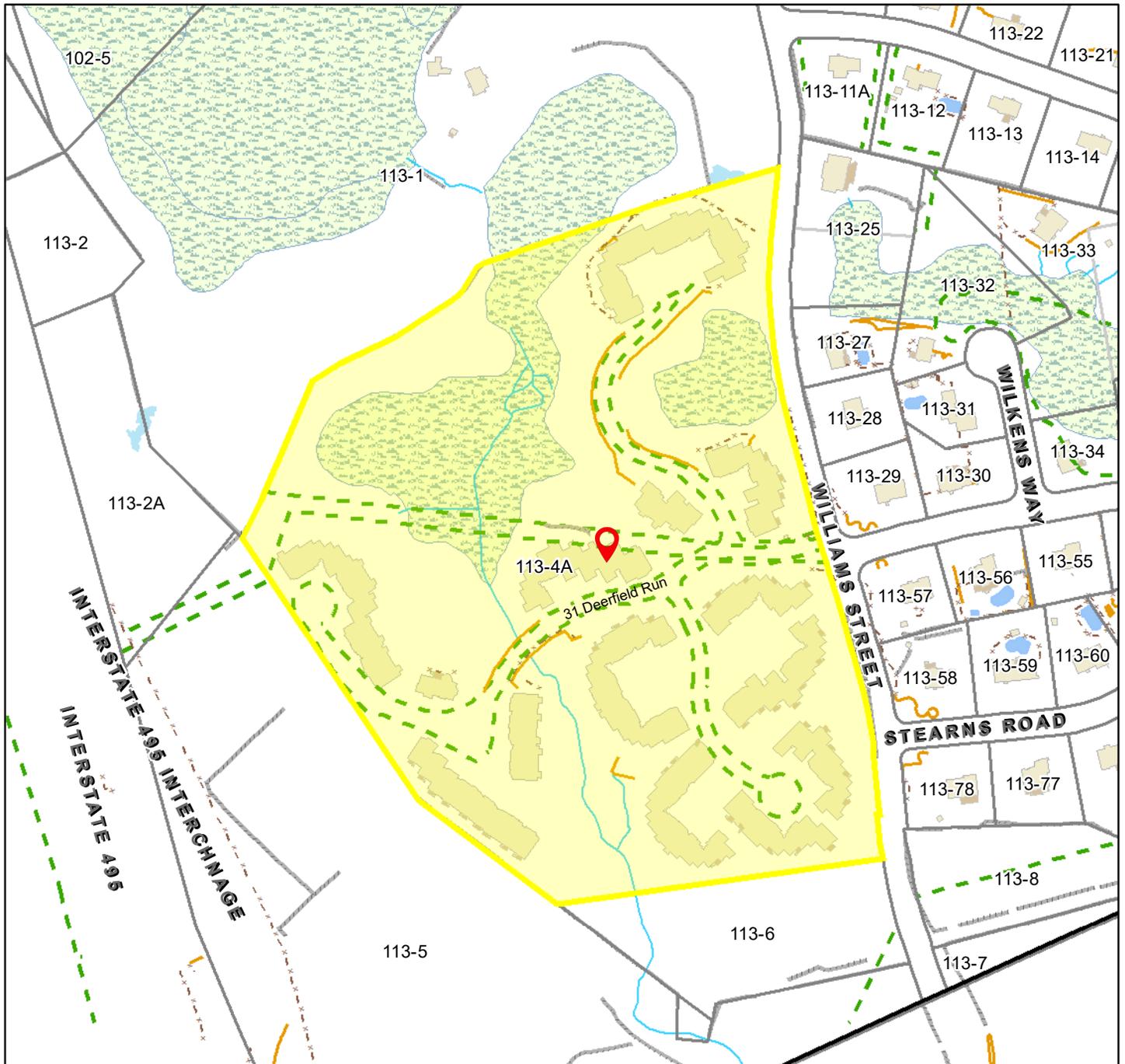
Marlborough, MA



February 3, 2025

1 inch = 278 Feet

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	CAI Town Line		Other Legal - No Ortho		Easement		POND
	Labels - No Ortho		Fence		GENERAL		Water - Streams
	Street Names		Retaining Wall		DECK		DEP WETLAND
	Parcel Lines - No Ortho		Stone Wall		Swimming Pools		

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.

Assessment and Sales Report

Location & Ownership Information

Address: 31 Deerfield Run U: 31
Marlborough, MA 01752
Map Ref: M: 113 **B:** 004A **L:** 010-63
Owner 1: Dorothy H Keene Tr
Owner Address: 31 Deerfield Run U: 31
Marlborough, MA 01752

Zoning:
Owner 2:

Property Information

Use: Condominium
Levels: 2
Total Rooms: 6
Full Baths: 3
Year Built: 2001

Total Area: 4,094 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Air
Roof Type: Gable
Air Conditioned: Yes
Foundation:

Style: Condo-Apt
Lot Size: 0 Acres (0 SqFt)
Bedrooms: 2
Half Baths: 0
Basement Type:

Total Living Area: 1,751 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

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

Assessment Information

Last Sale Date: 06/03/2015
Last Sale Book: 65477
Land Value: \$0
Misc. Improv.: \$0
Fiscal Year: 2024
Map Ref: M: 113 **B:** 004A **L:** 010-63
Tax Rate (Comm): 17.66

Last Sale Price: \$349,900
Last Sale Page: 195
Building Value: \$464,100
Total Value: \$464,100
Estimated Tax: \$4,752
Tax Rate (Res): 10.24
Tax Rate (Ind): 17.66

Sales History

Recent Sale #1

Sale Price: \$349,900
Buyer Name: John W Keene
Lender Name: St Marys Credit Union
Sale Book: 65477

Sale Date: 06/03/2015
Seller Name: Seltzer Lt
Mortgage Amount: \$200,000
Sale Page: 195

Recent Sale #2

Sale Price: \$30,000
Buyer Name: Crane Meadow Llc
Lender Name:
Sale Book: 0

Sale Date: 02/16/2001
Seller Name: Williams Vlg Llc
Mortgage Amount: \$0
Sale Page: 0

Recent Sale #3

Sale Price: \$319,900
Buyer Name: Irene N Seltzer
Lender Name: Suntrust Mtg Corp
Sale Book: 0

Sale Date: 02/16/2001
Seller Name: Crane Meadow Llc
Mortgage Amount: \$180,000
Sale Page: 0

Mortgage History

Recent Mortgage #1

Buyer Name: John W Keene
Mortgage Amount: \$100,000
Mortgage Book: 68062

Lender Name: St Marys Credit Union
Mortgage Date: 09/22/2016
Mortgage Page: 327

Recent Mortgage #2

Buyer Name: Irene Newman Seltzer
Mortgage Amount: \$155,000
Mortgage Book: 53435
Discharge Book: 58023
Discharge Date: 12/06/2011

Lender Name: Marlborough Svgs Bk
Mortgage Date: 08/25/2009
Mortgage Page: 482
Discharge Page: 225

Recent Mortgage #3

Buyer Name: Irene N Seltzer
Mortgage Amount: \$170,500
Mortgage Book: 0

Lender Name: Chase Manhattan Mtg
Mortgage Date: 12/02/2002
Mortgage Page: 0

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KEENE DOROTHY H TRUSTEE DOROTHY H KEENE FAMILY TRUST 31 DEERFIELD RUN #63 MARLBOROUGH MA 01752						Description	Code	Assessed	Assessed	228 MARLBOROUGH, MA <h1 style="text-align: center;">VISION</h1>
						RES BLDG	1020	513,500	513,500	
SUPPLEMENTAL DATA						Total		513,500	513,500	
Alt Prcl ID 113/4A/10/63 Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_194398_897035				PROBATE Assoc Pid#						

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
79919 0214	04-01-2022	U	I	0	1A										
65477 0195	06-03-2015	Q	I	349,900	00	2025	1020	513,500	2024	1020	464,100	2023	1020	426,500	
53994 0207	12-15-2009	U	I	0	1F										
32380 0478	02-17-2001	Q	I	319,900	00										
31128 0265	02-10-2000	U	V	0											
Total						513,500		Total		464,100		Total		426,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

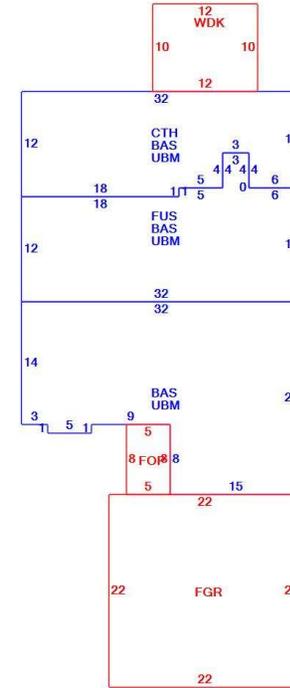
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0001			

NOTES			

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
										09-12-2017	TB	07	1	00	Measured & Listed
										07-29-2009	WH			00	Measured & Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1020	Condominium				0 SF	0.01	1.00000	0	1.00		1.000			0.0000	0.01	0	
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	55	Condominium			
Model	05	Res Condo			
Grade	05	Average +20			
Stories:	1.5				
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	03	Central Air			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	3	3 Full			
Ttl Half Bths:	0				
Xtra Fixtres	1				
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
CONDO DATA					
Parcel Id	102060	C 140	Owne	1.0	
	Vill. @ Crane M	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	01	Interior Unit	120		
Condo Unit	08	08	108		
COST / MARKET VALUATION					
Building Value New		573,954			
Year Built		2001			
Effective Year Built		2009			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		11			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		89			
Cns Sect Rcnd		510,800			
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
FPL	FIREPLACE	B	1	3000.00	2006		89		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,341	1,341	1,341	247.05	331,293
CTH	Cathedral Ceiling	0	358	36	24.84	8,894
FGR	Garage, Frame	0	484	169	86.26	41,751
FOP	Open Porch	0	40	8	49.41	1,976
FUS	Finished Upper Story	410	410	410	247.05	101,290
UBM	Unfinished Basement	0	1,341	268	49.37	66,209
WDK	Wood Deck	0	120	18	37.06	4,447
Ttl Gross Liv / Lease Area		1,751	4,094	2,250		555,860



Property Card: 31 DEERFIELD RUN #63

City of Marlborough, MA



Parcel Information	
Parcel ID: M_194398_897035 Vision ID: 12133 Owner: KEENE DOROTHY H TRUSTEE Co-Owner: Mailing Address: 31 DEERFIELD RUN #63 MARLBOROUGH, MA 01752	Map: 113 Lot: 4A -10 Use Description: Condominium Zone: Land Area in Acres: 0
Sale History	Assessed Value
Book/Page: Sale Date: 4/1/2022 Sale Price: \$0	Land: \$0 Buildings: \$407,400 Extra Bldg Features: Outbuildings: Total: \$409,600

Building Details: Building #		
A photograph showing the exterior of a white, single-story house with a two-car garage. Two black trash bins are visible in the foreground. The house has a gabled roof and a small window above the garage.	Model: Living Area: 1751 Appr. Year Built: Style: Condominium Stories: 1.5 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 02 No. Baths: 3 No. Half Baths: 0	Int Wall Desc 1: Drywall Int Wall Desc 2: Ext Wall Desc 1: Ext Wall Desc 2: Roof Cover: Roof Structure: Heat Type: Forced Hot Air Heat Fuel: Gas A/C Type: Central Air

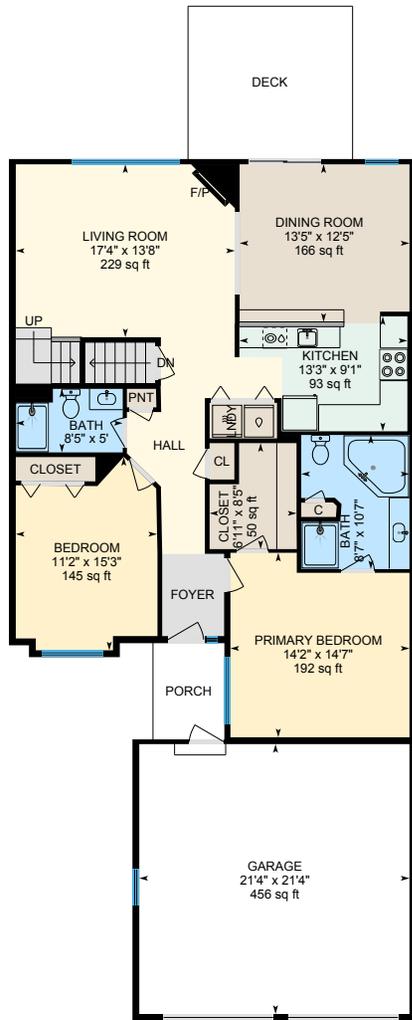


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This information is believed to be correct but is subject to change and is not warranted.

31 Deerfield Run, Marlborough, MA

Main Building: Above Grade Finished Area 1806.66 sq ft



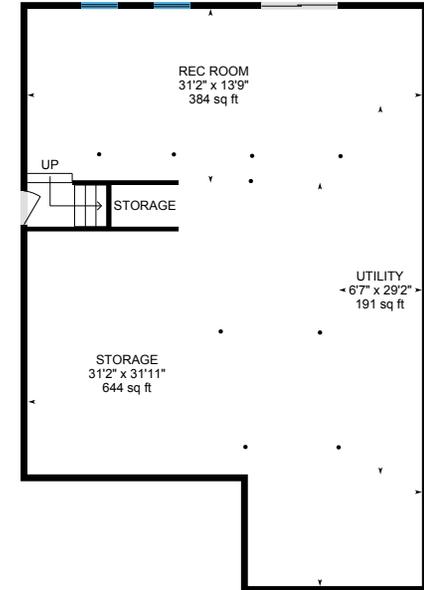
Main Floor

Finished Area 1365.51 sq ft



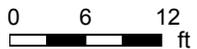
2nd Floor

Finished Area 441.16 sq ft



Basement (Below Grade)

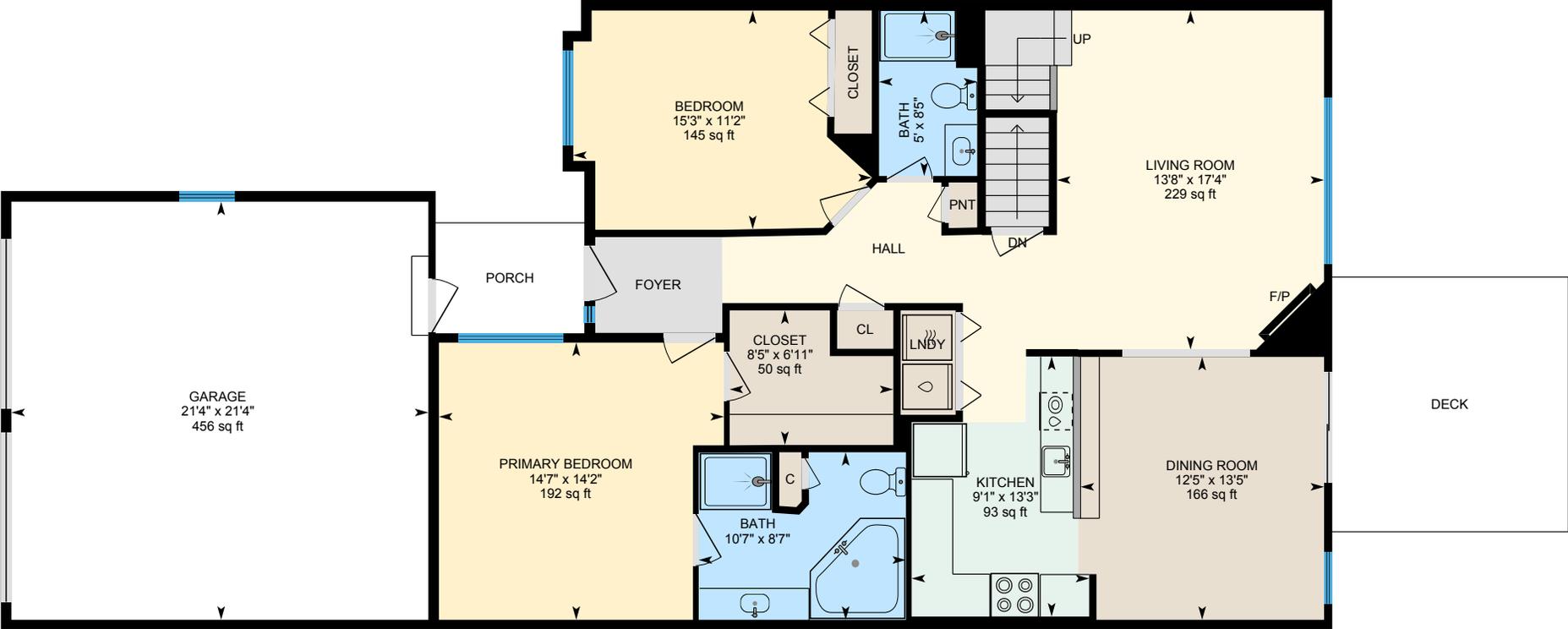
Finished Area



PREPARED: 2025/02/11

31 Deerfield Run, Marlborough, MA

Main Floor Finished Area 1365.51 sq ft
Unfinished Area 495.44 sq ft



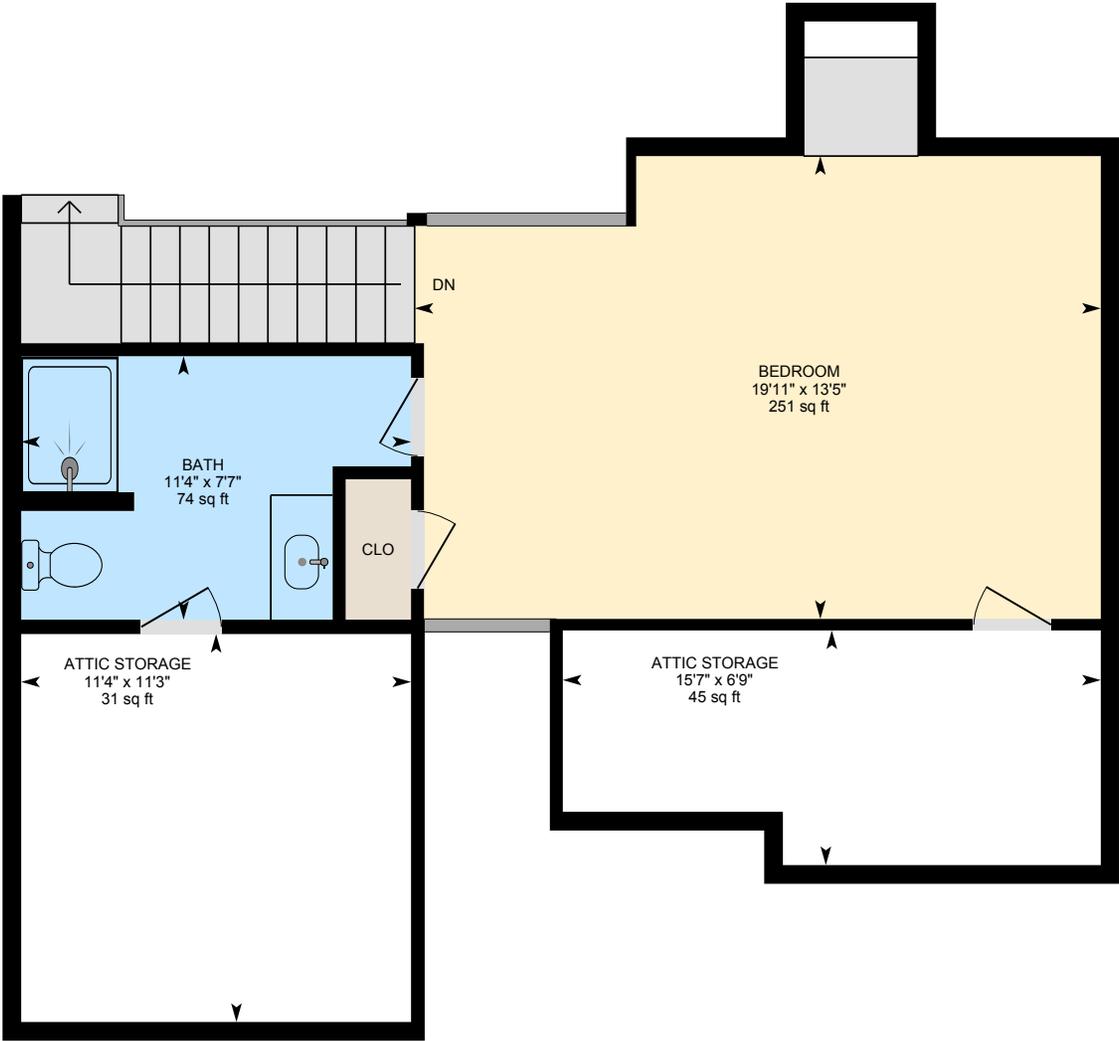
PREPARED: 2025/02/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

31 Deerfield Run, Marlborough, MA

2nd Floor Finished Area 441.16 sq ft
Unfinished Area 258.70 sq ft

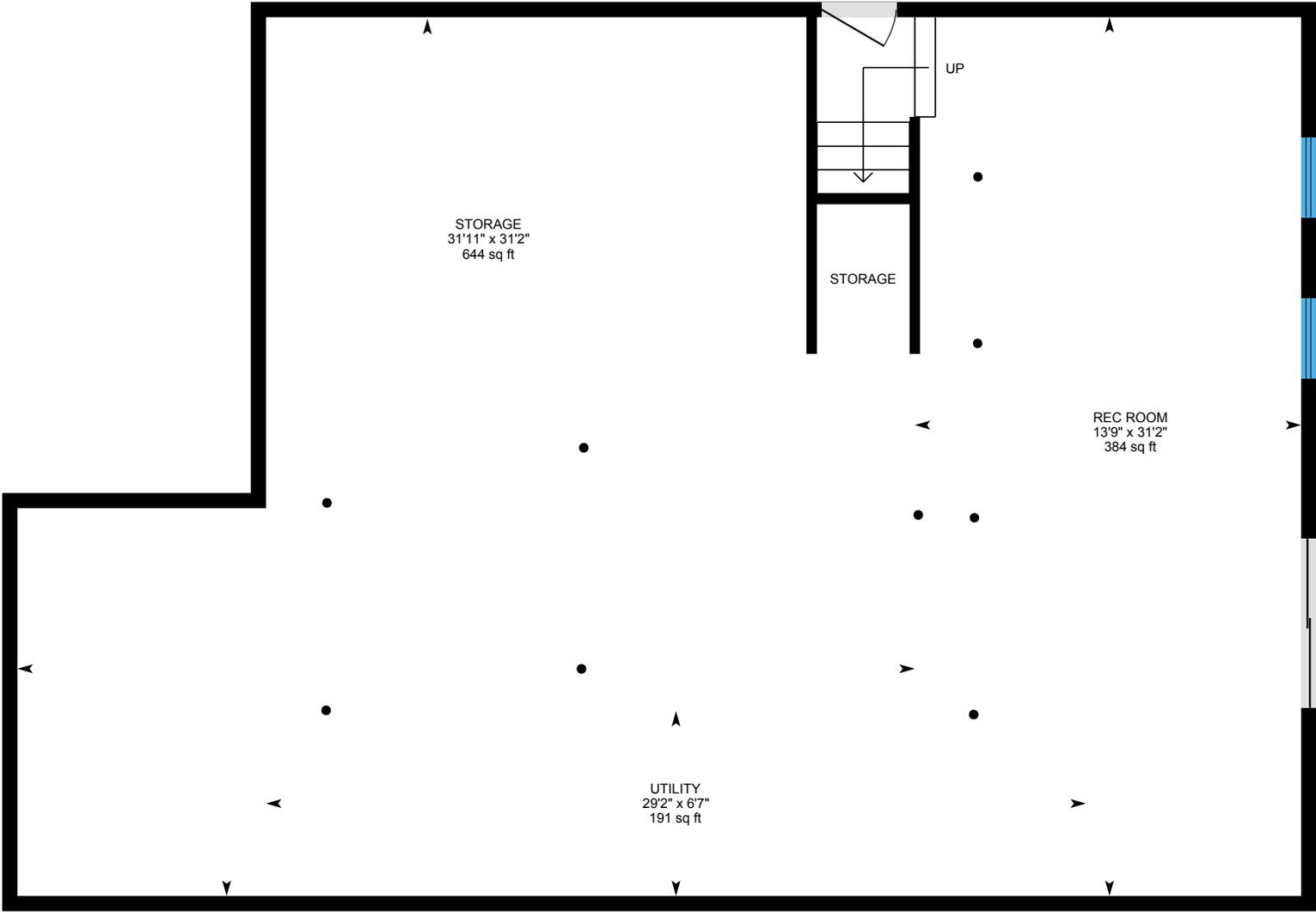


PREPARED: 2025/02/11



31 Deerfield Run, Marlborough, MA

Basement (Below Grade) Unfinished Area 1354.14 sq ft



PREPARED: 2025/02/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.