



## 34 MARLBORO STREET, HUDSON

**\$869,000**

**PARK-LIKE  
BACKYARD!**



**4  
BEDS**



**2.5  
BATHS**



**2,412  
SQ. FT.**

WELCOME TO 34 MARLBORO STREET, HUDSON, MA! This beautifully maintained and truly stunning 62 ft. Contemporary on 1.6 acres offers 4 spacious bedrooms all on one floor, 2.5 baths, and exceptional architectural details throughout. From the cherry hardwood flooring to soaring cathedral ceilings with exposed beams, and multiple skylights, the main living area is flooded with natural light and modern charm. The updated kitchen is equipped with high-end cherry cabinetry, granite counters, gas stove, center island, and cozy fireplace. The expansive living room features a dramatic floor to ceiling fireplace, and sliders that open to a deck, ideal for entertaining. The ensuite primary bedroom has 3 closets and a full bath. Downstairs, the walkout lower level includes a spacious family room with a 3rd fireplace and direct access to the gorgeous inground gunite pool. There is a 22x16 outbuilding that has a foundation, skylights, and garage door. Mitsubishi mini split AC. Park-like landscaping, ornamental trees, and a very peaceful setting! Superior access to downtown Hudson and Routes 495, 290, 85, and 62!



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SCAN FOR MORE INFO



**RE/MAX**  
**Executive Realty**

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



**MLS # 73375538 - New  
Single Family - Detached**

**34 Marlboro St  
Hudson, MA 01749  
Middlesex County**  
Style: **Contemporary**  
Color: **Taupe**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **1.6 (69,696 SqFt)**  
Handicap Access/Features:  
Directions: **Near Ft Meadow Dr & Causeway St**

List Price: **\$869,000**

Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **3**  
Approx. Street Frontage:

**Welcome to 34 Marlboro St, Hudson! This beautifully maintained & truly stunning 62 ft Contemporary on 1.6 acres offers 4 spacious bedrooms all on one floor, 2.5 baths, & exceptional architectural details throughout. From the cherry HW flooring to soaring cath ceilings w/ exposed beams, & multiple skylights, the main living area is flooded w/ natural light & modern charm. The updated kitchen is equipped w/ high-end cherry cabinetry, granite counters, gas stove, center island, & cozy FP. The expansive LR features a dramatic floor-to-ceiling FP, & sliders that open to a deck, ideal for entertaining. The ensuite primary bedrm has 3 closets & a full bath. Downstairs, the w/out LL includes a spacious FR w/ a 3rd FP & direct access to the gorgeous inground gunite pool. There is a 22x16 outbuilding that has a foundation, skylights, & garage door. Mitsubishi mini split AC. Park-like landscaping, ornamental trees, & a very peaceful setting! Superior access to downtown Hudson & Rt 495/290/85/62!**

### Property Information

Approx. Living Area Total: **2,412 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
Approx. Above Grade: **1,880 SqFt** Approx. Below Grade: **532 SqFt**  
Living Area Disclosures: **GLA includes finished walk-out lower level**

Heat Zones: **2 Hot Water Baseboard, Gas** Cool Zones: **2 Window AC, Ductless Mini-Split System**  
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **2 Under, Garage Door Opener, Heated, Storage**  
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting an offer (1 PDF). For info regarding transaction, contact the listing agent. Seller can accept an offer @ anytime. Roof (2013). Driveway (2020). New hotwater heater (2019). Numerous apple trees.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X14	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Exterior Access, Open Floor Plan, Slider
Dining Room:	1	13X10	Ceiling - Cathedral, Flooring - Hardwood
Family Room:	B	23X13	Fireplace, Flooring - Wall to Wall Carpet, Exterior Access
Kitchen:	1	14X12	Fireplace, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Gas Stove
Main Bedroom:	1	17X15	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	14X9	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1	13X10	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	1	12X11	Closet, Flooring - Hardwood
Bath 1:	1	13X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1	8X5	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	B	9X7	Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	B	8X5	Closet - Walk-in

### Features

Appliances: **Range, Dishwasher, Disposal, Microwave, 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, University**  
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access, Exterior Access**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Post & Beam**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Clapboard, Wood**  
Exterior Features: **Deck, Pool - Inground, Professional Landscaping, Screens, Fruit Trees, Garden Area**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size: **62x26+**  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas, Tank**  
Insulation: **Full, Fiberglass**  
Interior Features: **Central Vacuum, Cable Available**  
Lot Description: **Paved Drive, Easements, Scenic View(s)**  
Road Type: **Public, Paved, Publicly Maint.**  
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: **Yes**  
Exclusions: **Personal property, work bench and shelving unit with antique wooden drawers located in utility room**  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Features: **No**  
Year Built: **1986** Source: **Public Record**  
Year Built Description: **Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

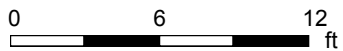
Pin #: **M:0054 B:0000 L:0164**  
Assessed: **\$722,700**  
Tax: **\$10,031** Tax Year: **2025**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **SA8**  
Map: **54** Block: Lot: **164**

### Office/Agent Information

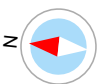
**Office:** RE/MAX Executive Realty (508) 480-8400  
**Agent:** S. Elaine McDonald (978) 838-9444  
**Team Member(s):** Douglas Palino (978) 838-9444

# 34 Marlboro St, Hudson, MA

Main Floor Finished Area 1957.94 sq ft



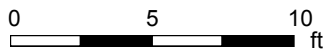
PREPARED: 2025/05/14



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.

# 34 Marlboro St, Hudson, MA

Basement (Below Grade) Finished Area 573.08 sq ft  
Unfinished Area 1029.47 sq ft



PREPARED: 2025/05/14



# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 34 Marlboro St  
Hudson, MA 01749

**Map Ref: M:** 0054 **B:** 0000 **L:** 0164

**Owner 1:** David W Pauplis

**Owner Address:** 34 Marlboro St  
Hudson, MA 01749

**Zoning:** SA8

**Owner 2:** Estelle I Joly

## Property Information

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**Use:** 1-Family Residence

**Levels:** 1

**Total Rooms:** 7

**Full Baths:** 2

**Year Built:** 1986

**Total Area:** 3,632 SqFt

**First Floor Area:** 1,880 SqFt

**Attic Area:** 0 SqFt

**Unfinished Basement:** 600 SqFt

**Attached Garage:** 0

**Heat Type:** Forced Hot Water

**Roof Type:** Gable

**Air Conditioned:** No

**Foundation:**

**Style:** Raised-Ranch

**Lot Size:** 1.6 Acres (69,696 SqFt)

**Bedrooms:** 4

**Half Baths:** 1

**Basement Type:**

**Total Living Area:** 1,880 SqFt

**Addl.Floor Area:** 0 SqFt

**Finished Basement:** 0 SqFt

**Total Basement:** 600 SqFt

**Other Garage:** 0

**Fuel Type:** Natural Gas

**Exterior:** Wood Side/Shingles

**Fireplaces:** 2

**Condition:** Average

## Assessment Information

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**Last Sale Date:** 08/30/1996

**Last Sale Book:** 0

**Land Value:** \$268,100

**Misc. Improv.:** \$0

**Fiscal Year:** 2025

**Map Ref: M:** 0054 **B:** 0000 **L:** 0164

**Tax Rate (Comm):** 27.11

**Last Sale Price:** \$222,000

**Last Sale Page:** 0

**Building Value:** \$454,600

**Total Value:** \$722,700

**Estimated Tax:** \$10,031

**Tax Rate (Res):** 13.88

**Tax Rate (Ind):** 27.11

## Sales History

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### Recent Sale #1

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**Sale Price:** \$222,000

**Buyer Name:** David W Pauplis

**Lender Name:** Marlborough Svgs Bk

**Sale Book:** 0

**Sale Date:** 08/30/1996

**Seller Name:** James W Peghiny Jr

**Mortgage Amount:** \$82,000

**Sale Page:** 0

## Mortgage History

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### Recent Mortgage #1

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**Buyer Name:** James W Peghiny Jr

**Mortgage Amount:** \$177,800

**Mortgage Book:** 0

**Lender Name:** First Eastern Mtg Co

**Mortgage Date:** 01/21/1993

**Mortgage Page:** 0

# 34 MARLBORO ST

**Location** 34 MARLBORO ST

**Mblu** 54 / 164 /

**Acct#** 54164

**Owner** PAUPLIS DAVID W

**Assessment** \$722,700

**PID** 5324

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$454,600	\$268,100	\$722,700

## Owner of Record

**Owner** PAUPLIS DAVID W  
**Co-Owner** ESTELLE I JOLY  
**Address** 34 MARLBORO ST  
HUDSON, MA 01749

**Sale Price** \$222,000  
**Certificate**  
**Book & Page** 26627/0484  
**Sale Date** 08/30/1996

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PAUPLIS DAVID W	\$222,000		26627/0484	08/30/1996
PEGHINY JAMES W JR	\$239,900		18392/0402	07/21/1987

## Building Information

### Building 1 : Section 1

**Year Built:** 1986  
**Living Area:** 1,880  
**Replacement Cost:** \$587,406  
**Building Percent Good:** 75  
**Replacement Cost**  
**Less Depreciation:** \$440,600

Building Attributes	
Field	Description
Style:	Raised Ranch

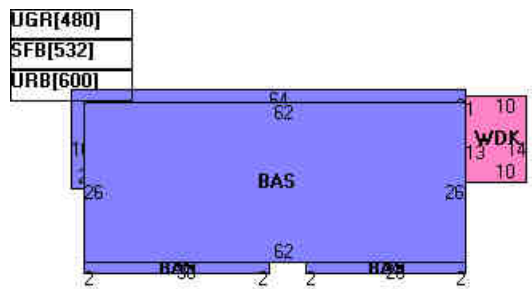
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	HW/Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

### Building Photo



(<https://images.vgsi.com/photos/HudsonMAPhotos/\00\00\27\70.jpg>)

### Building Layout



([https://images.vgsi.com/photos/HudsonMAPhotos/Sketches/5324\\_5324.ji](https://images.vgsi.com/photos/HudsonMAPhotos/Sketches/5324_5324.ji))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,880	1,880	
SFB	Base, Semi-Finished	532	0	
UGR	Garage, Unfinished	480	0	
URB	Basement, Unfinished, Raised	600	0	
WDK	Deck, Wood	140	0	
		3,632	1,880	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,900	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$3,400	1

## 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)** 1.60  
**Frontage** 50  
**Depth** 0  
**Assessed Value** \$268,100

## Outbuildings

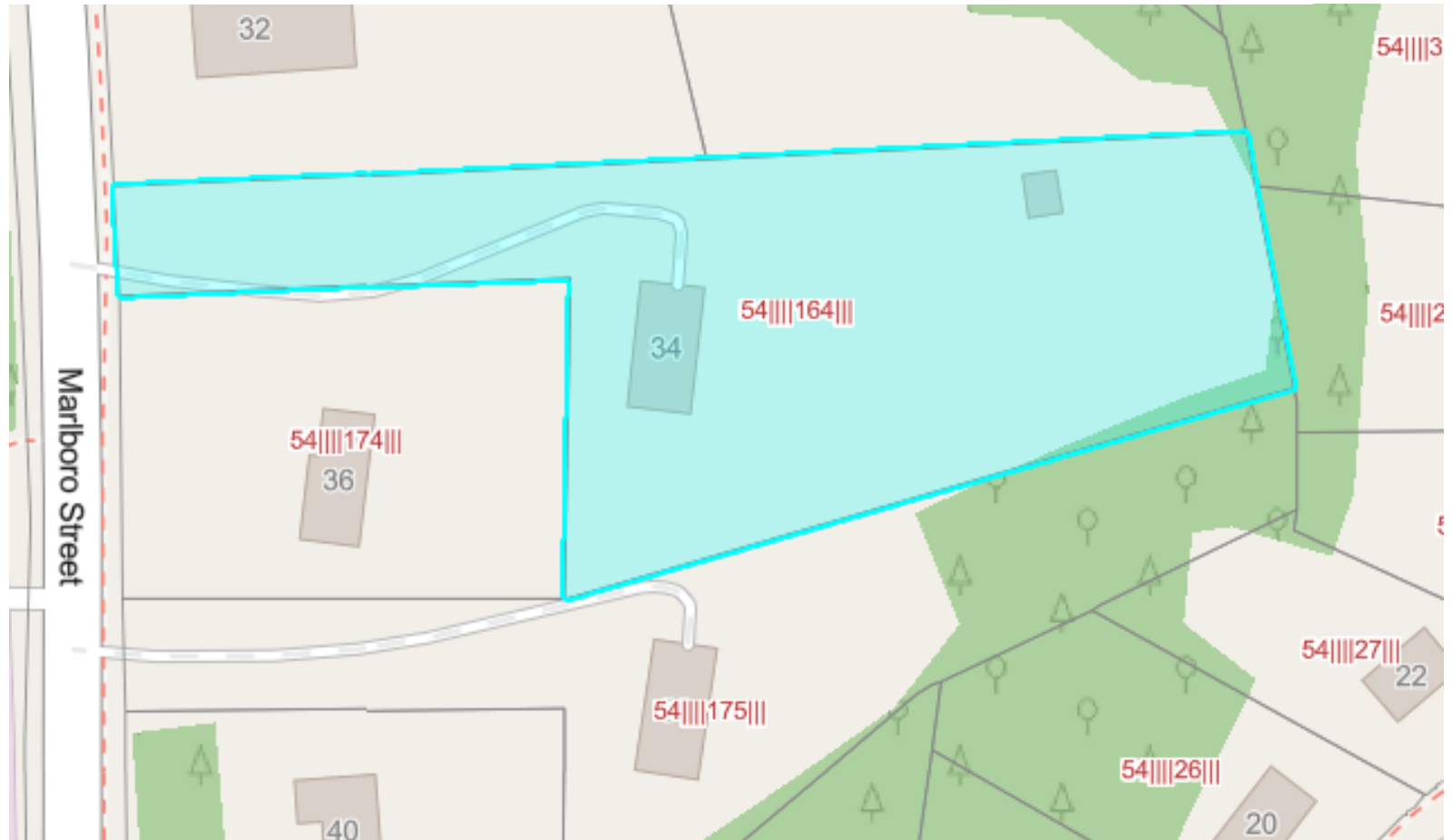
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT2	PATIO-GOOD			150.00 S.F.	\$500	1
SPL2	VINYL/PLASTIC			450.00 S.F.	\$4,100	1
SHD1	SHED FRAME			352.00 S.F.	\$2,100	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$454,600	\$268,100	\$722,700
2024	\$436,400	\$244,100	\$680,500
2023	\$379,200	\$235,100	\$614,300
2022	\$348,700	\$214,100	\$562,800



## 34 Marlboro Street, Hudson



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

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