



RE/MAX
Executive Realty
4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752

56 CHASE ROAD, MARLBOROUGH

\$644,900

**CONVENIENTLY
LOCATED!**



**3
BEDS**



**1.5
BATHS**



**1,834
SQ. FT.**

WELCOME TO 56 CHASE ROAD, MARLBOROUGH, MA! Nestled on the desirable west-side of Marlborough, this one-of-a-kind custom home offers an oversize corner lot with superior access to Routes 495, 290, and 20. As you enter, you are greeted by a large entryway that leads to a formal dining room with a charming built-in hutch, perfect for hosting gatherings. The spacious living room features a cozy fireplace and a large boxed window that brings in natural light creating a welcoming atmosphere. The eat-in kitchen boasts tile flooring and provides access to a large entertaining 28x14 size deck, ideal for outdoor relaxation. The primary bedroom has plenty of storage. The lower-level family room features a cozy woodstove. Extras include hardwood flooring, wiring for a generator, gutter guards, energy efficient Renewal Anderson windows, and leased solar panels. Excellent neighborhood near the Apex Center, all major shopping, the Rail Trail and a new dog park. This home combines comfort, style, and convenience. Be in for your summer enjoyment!



S. ELAINE MCDONALD,
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License No. 90417



SCAN FOR MORE INFO



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**MLS # 73348431 - New
Single Family - Detached**

**56 Chase Rd
Marlborough, MA 01752
Middlesex County**
Style: **Multi-Level**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.46 (20,220 SqFt)**
Handicap Access/Features:
Directions: **Near Beaudry and Millham**

List Price: **\$644,900**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Welcome to 56 Chase Road, Marlborough, MA! Nestled on the desirable west-side, this one-of-a-kind custom home offers an oversize corner lot w/ superior access to Rt 495/290/20. As you enter, you are greeted by a large entryway that leads to a formal dining room w/ a charming built-in hutch, perfect for hosting gatherings. The spacious living room features a cozy fireplace & a large boxed window that brings in natural light creating a welcoming atmosphere. The eat-in kitchen boasts tile flooring & provides access to a large entertaining 28x14 size deck, ideal for outdoor relaxation. The primary bedroom has plenty of storage. The lower-level family room features a cozy woodstove. Extras include hardwood flooring, wiring for a generator, gutter guards, energy efficient Renewal Anderson windows, & leased solar panels. Excellent neighborhood near the Apex Center/all major shopping, Rail Trail & new dog park. This home combines comfort, style, & convenience. Be in for your summer enjoyment!

Property Information

Approx. Living Area Total: **1,834 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **1,526 SqFt**

Approx. Below Grade: **308 SqFt**

Living Area Disclosures: **GLA includes finished lower level**

Heat Zones: **2 Hot Water Baseboard, Oil, Wood Stove**

Cool Zones: **1 Wall AC**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached**

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. Deadline for all offers is Mon., March 24th at 12 noon. Seller can accept an offer @ anytime. Leased solar panels.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23X13	Fireplace, Flooring - Laminate, Window(s) - Bay/Bow/Box
Dining Room:	1	15X12	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Family Room:	B	23X12	Wood / Coal / Pellet Stove, Closet/Cabinets - Custom Built, Chair Rail, Beadboard
Kitchen:	1	15X12	Flooring - Stone/Ceramic Tile, Dining Area, Chair Rail, Deck - Exterior, Exterior Access, Recessed Lighting, Beadboard
Main Bedroom:	2	14X13	Closet, Flooring - Hardwood
Bedroom 2:	2	14X9	Closet, Flooring - Hardwood
Bedroom 3:	2	12X9	Closet, Flooring - Hardwood
Bath 1:	2	9X7	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Double Vanity
Bath 2:	B		Bathroom - Half, Flooring - Vinyl
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Entry Hall:	1	15X5	Closet, Flooring - Laminate
Center Hall:	2	16X4	Closet, Flooring - Hardwood
Den:	B	23X12	Wood / Coal / Pellet Stove, Closet/Cabinets - Custom Built, Chair Rail, Beadboard
Other:	1	28X14	Deck - Exterior

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
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 Partially Finished, Walk Out, Interior Access, Exterior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Other (See Remarks)**
Exterior: **Shingles**
Exterior Features: **Porch, Deck, Gutters, Storage Shed, Professional Landscaping, Fenced Yard, Gazebo, Garden Area**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size: **Irregular**
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Insulation: **Full**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Corner, Paved Drive, Fenced/Enclosed**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Generator Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Personal property**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1964** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:066 B:123 L:000**
Assessed: **\$499,600**
Tax: **\$5,116** Tax Year: **2024**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

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: 56 Chase Rd
Marlborough, MA 01752
Map Ref: M: 066 **B:** 123 **L:** 000
Owner 1: Russell E Dingley Tr
Owner Address: 56 Chase Rd
Marlborough, MA 01752

Zoning:
Owner 2:

Property Information

Use: 1-Family Residence
Levels: 1
Total Rooms: 6
Full Baths: 1
Year Built: 1964

Total Area: 2,922 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

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

Style: Split-Level
Lot Size: 0.46 Acres (20,220 SqFt)
Bedrooms: 3
Half Baths: 1
Basement Type:

Total Living Area: 1,526 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 616 SqFt

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

Assessment Information

Last Sale Date: 11/01/1991
Last Sale Book: 0
Land Value: \$207,200
Misc. Improv.: \$0
Fiscal Year: 2024
Map Ref: M: 066 **B:** 123 **L:** 000
Tax Rate (Comm): 17.66

Last Sale Price: \$170,000
Last Sale Page: 0
Building Value: \$292,400
Total Value: \$499,600
Estimated Tax: \$5,116
Tax Rate (Res): 10.24
Tax Rate (Ind): 17.66

Mortgage History

Recent Mortgage #1

Buyer Name: Russell E Dingley
Mortgage Amount: \$63,700
Mortgage Book: 0

Lender Name: Washington Mutual Bk
Mortgage Date: 03/15/2002
Mortgage Page: 0

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Property Card: 56 CHASE RD

City of Marlborough, MA



Parcel Information	
Parcel ID: M_192269_899552 Vision ID: 6372 Owner: DINGLEY RUSSELL E TR Co-Owner: Mailing Address: 56 CHASE RD MARLBOROUGH, MA 01752	Map: 66 Lot: 123 - Use Description: Single Family Zone: A1 Land Area in Acres: 0.46
Sale History	Assessed Value
Book/Page: Sale Date: 4/8/2014 Sale Price: \$0	Land: \$169,100 Buildings: \$230,400 Extra Bldg Features: Outbuildings: Total: \$402,700

Building Details: Building #		
A photograph of a white, single-story house with a gabled roof and a small front porch. The house is surrounded by trees and a lawn.	Model: Living Area: 1526 Appr. Year Built: Style: Split-Level Stories: 1 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 03 No. Baths: 1 No. Half Baths: 1	Int Wall Desc 1: Drywall Int Wall Desc 2: Ext Wall Desc 1: Wood Shingle Ext Wall Desc 2: Roof Cover: Asphalt Roof Structure: Gable or Hip Heat Type: Hot Water Heat Fuel: Oil A/C Type: None



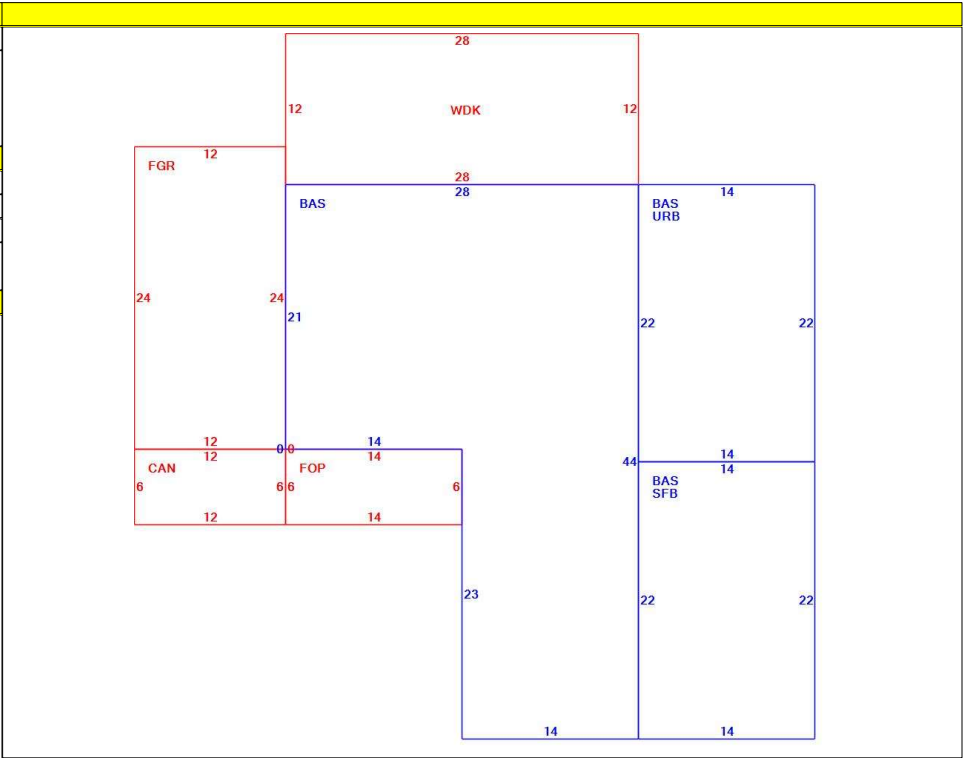
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This information is believed to be correct but is subject to change and is not warranted.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								228 MARLBOROUGH, MA VISION													
DINGLEY RUSSELL E TR LAURA S LORENZ TR 56 CHASE RD MARLBOROUGHMA01752		1	Level	1	All Public	1	Paved	2	Suburban	Description		Code	Assessed		Assessed																
		8	Ledge								RES BLDG	1010	293,200		293,200																
										RES LAND	1010	227,900		227,900																	
										RES BLDG	1010	2,700		2,700																	
SUPPLEMENTAL DATA																															
Alt Prcl ID66/123// Deed Ref69473 Aff Housin Schedule I LCD CERT GIS IDM_192269_899552						PROBATE Assoc Pid#				Total		523,800		523,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
DINGLEY RUSSELL E TR DINGLEY RUSSELL E				634630230		04-08-2014		U		I		0		1F		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
				215130240		11-01-1991		Q		I		170,000		00		2025	1010	293,200	2024	1010	289,700	2023	1010	288,600							
																1010	227,900		1010	207,200		1010	177,600								
																1010	2,700		1010	2,700		1010	900								
Total														Total		523,800		Total		499,600		Total		467,100							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int																		
Total				0.00																											
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name				B				Tracing				Batch																	
0060																															
NOTES																															
														Appraised Bldg. Value (Card)288,400																	
														Appraised Xf (B) Value (Bldg)4,800																	
														Appraised Ob (B) Value (Bldg)2,700																	
														Appraised Land Value (Bldg)227,900																	
														Special Land Value0																	
														Total Appraised Parcel Value523,800																	
														Valuation MethodC																	
														Total Appraised Parcel Value523,800																	
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												
RPV-23-126	10-25-2023	RS	Residential			100	01-23-2024	Install roof mounted solar pane						09-09-2023	MLI			14	Field Review												
2014-0075	10-08-2014	RS	Residential	28,674		100	11-03-2014	Replace17 windows, no struct						10-25-2018	TB	07	1	00	Measured & Listed												
														04-08-2009	RD			07	Info taken at Door												
LAND LINE VALUATION SECTION																															
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value													
1	1010	Single Family	A1			20,220	SF	11.27	1.00000	5	1.00	0060	1.000			1.0000		11.27	227,900												
Total Card Land Units						0.46	SF	Parcel Total Land Area						0.46	Total Land Value						227,900										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	02	Split-Level			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	20	Wood Laminate			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Building Value New		389,729		
Year Built		1964		
Effective Year Built		1990		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		26		
Functional Obsol				
External Obsol				
Trend Factor		1		
Condition				
Condition %				
Percent Good		74		
RCNLD		288,400		
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
FPL1	FIREPLACE 1	B	1	6500.00	1990		74		0.00	4,800
SHD1	SHED WOOD	L	80	19.00	1980		59		0.00	900
PAT1	PATIO	L	336	9.00	1980		59		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,526	1,526	1,526	192.70	294,060
CAN	Canopy	0	72	14	37.47	2,698
FGR	Garage, Frame	0	288	101	67.58	19,463
FOP	Open Porch	0	84	17	39.00	3,276
SFB	Finished Raised Basement	0	308	185	115.75	35,650
URB	Raised Basement Unfin	0	308	62	38.79	11,947
WDK	Wood Deck	0	336	50	28.68	9,635
Ttl Gross Liv / Lease Area		1,526	2,922	1,955		376,729





56 Chase Road

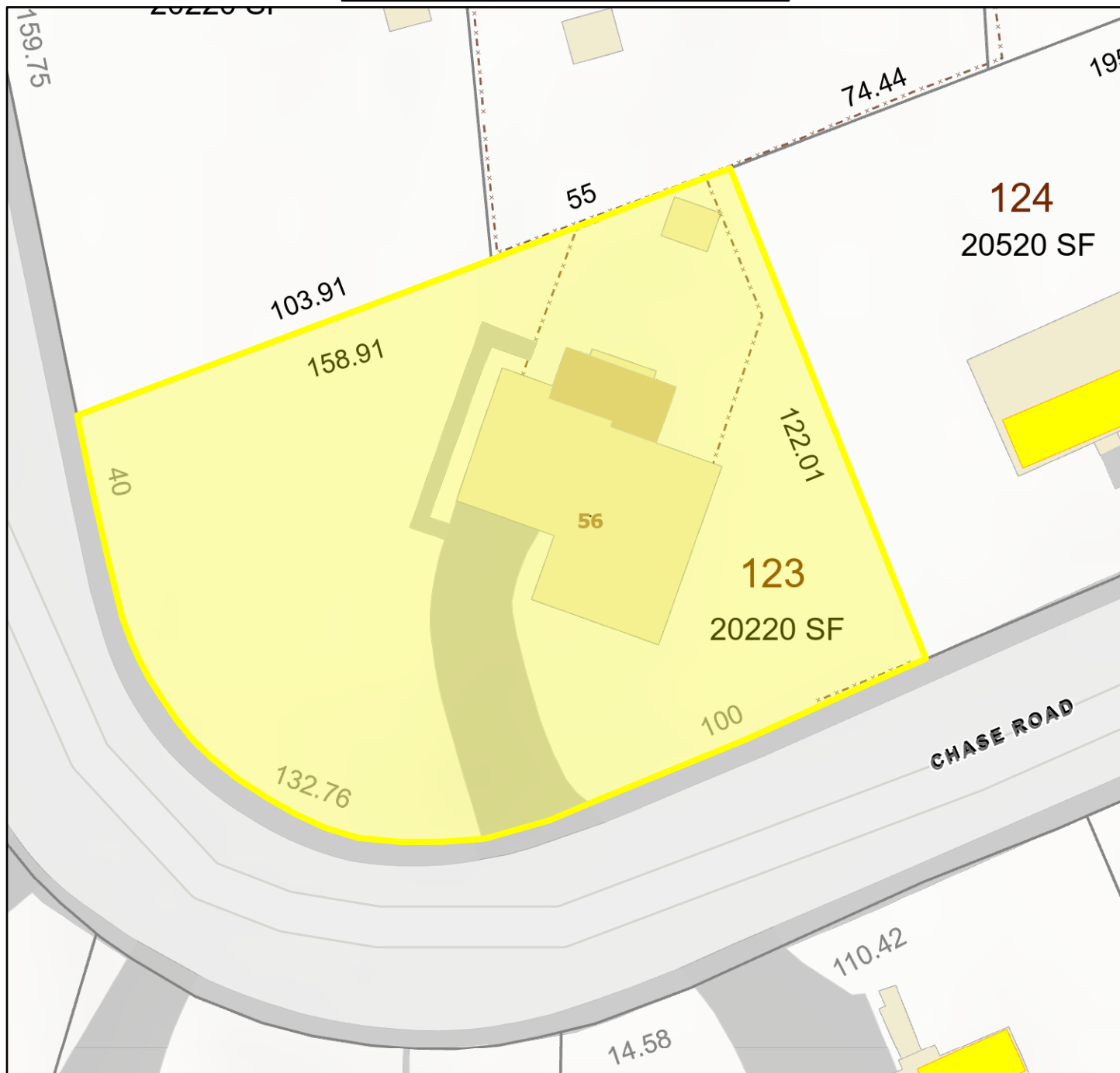
Marlborough, MA

1 inch = 35 Feet



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March 20, 2025

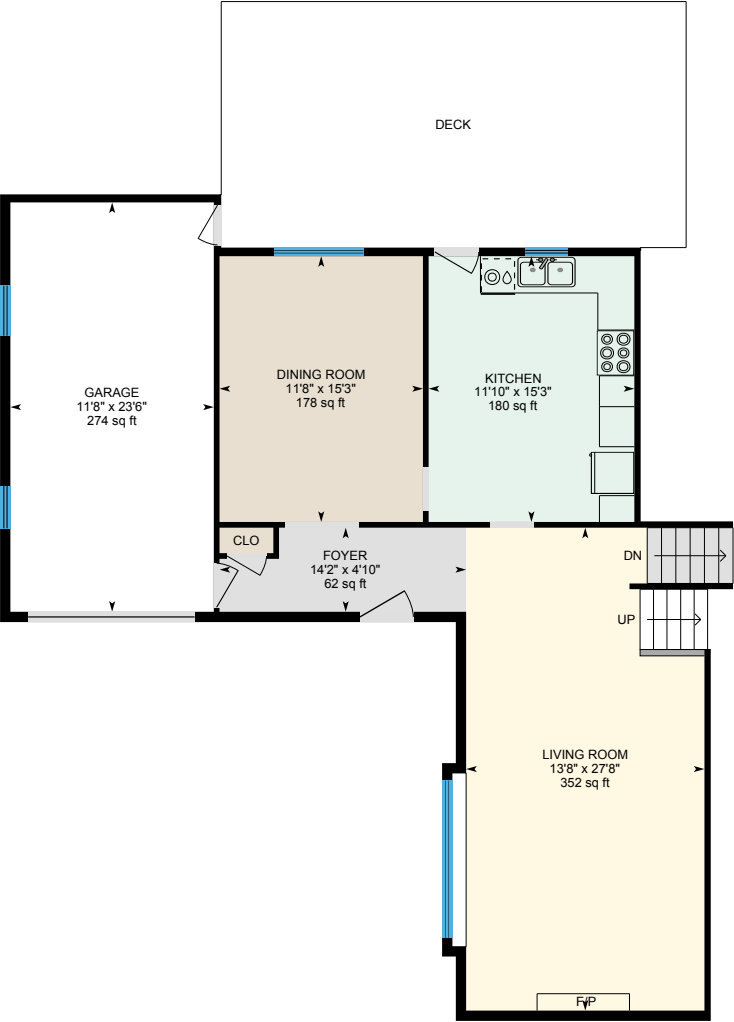


	CAI Town Line		Fence		DECK
	Parcel Lines - No Ortho		swalk_polygon		Roads
	Other Legal - No Ortho		Solar		Paved
	Parcel Addresses		GENERAL		

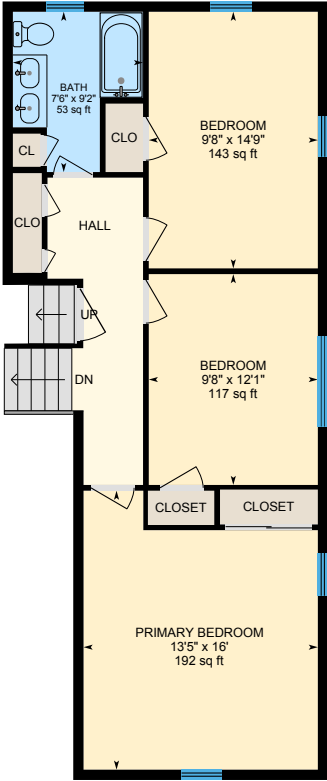
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56 Chase Rd, Marlboro, MA

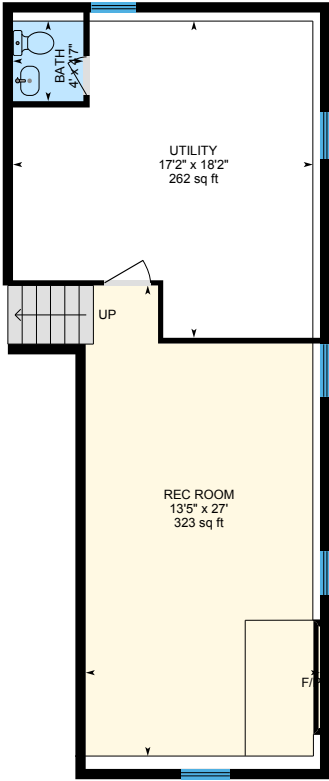
Main Building: Above Grade Finished Area 1619.57 sq ft



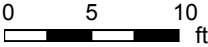
Main Floor
Finished Area 875.21 sq ft



2nd Floor
Finished Area 744.36 sq ft



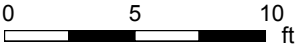
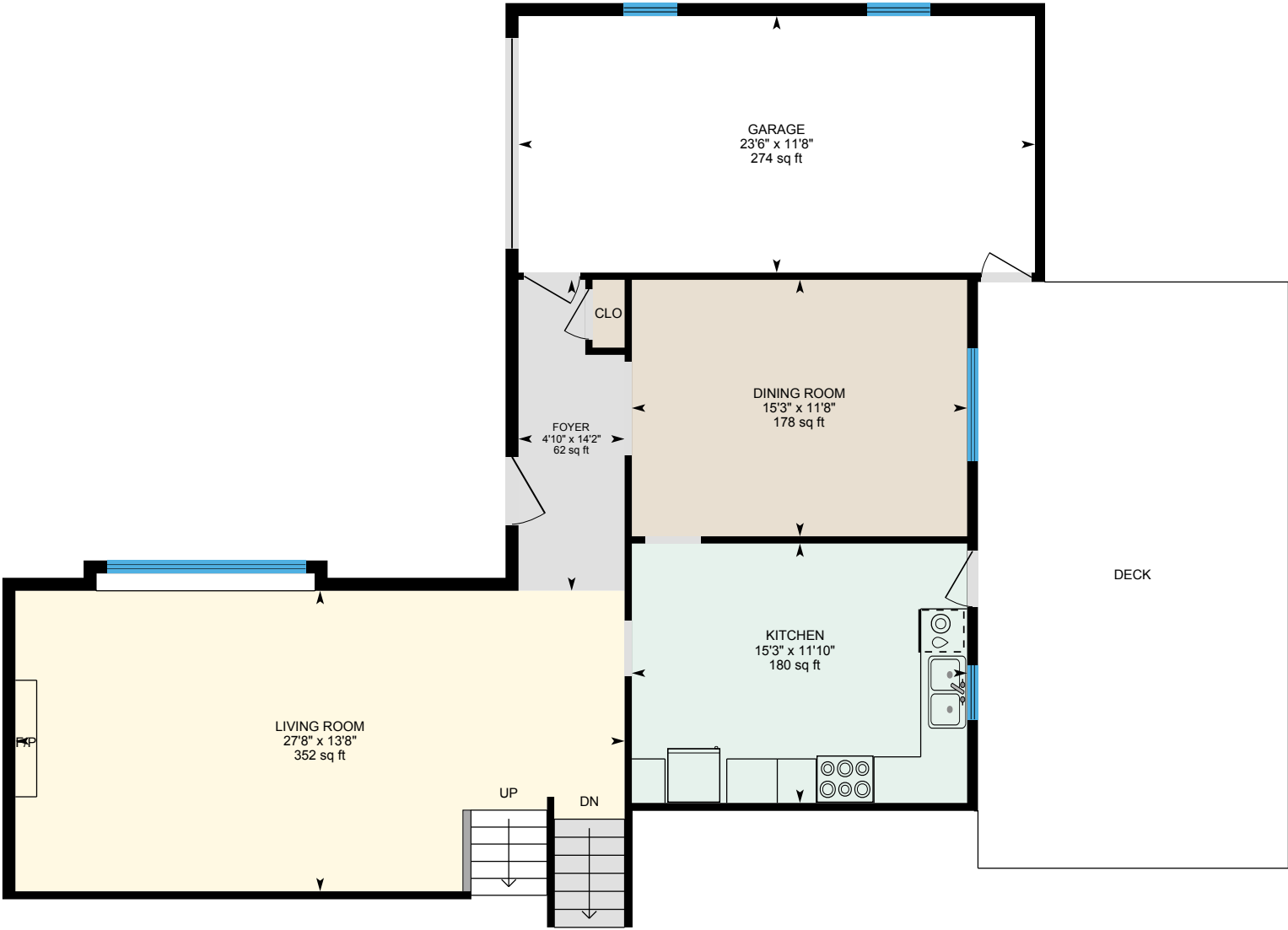
Basement (Below Grade)
Finished Area 411.88 sq ft



PREPARED: 2025/03/20

56 Chase Rd, Marlboro, MA

Main Floor Finished Area 875.21 sq ft
Unfinished Area 303.85 sq ft



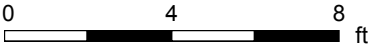
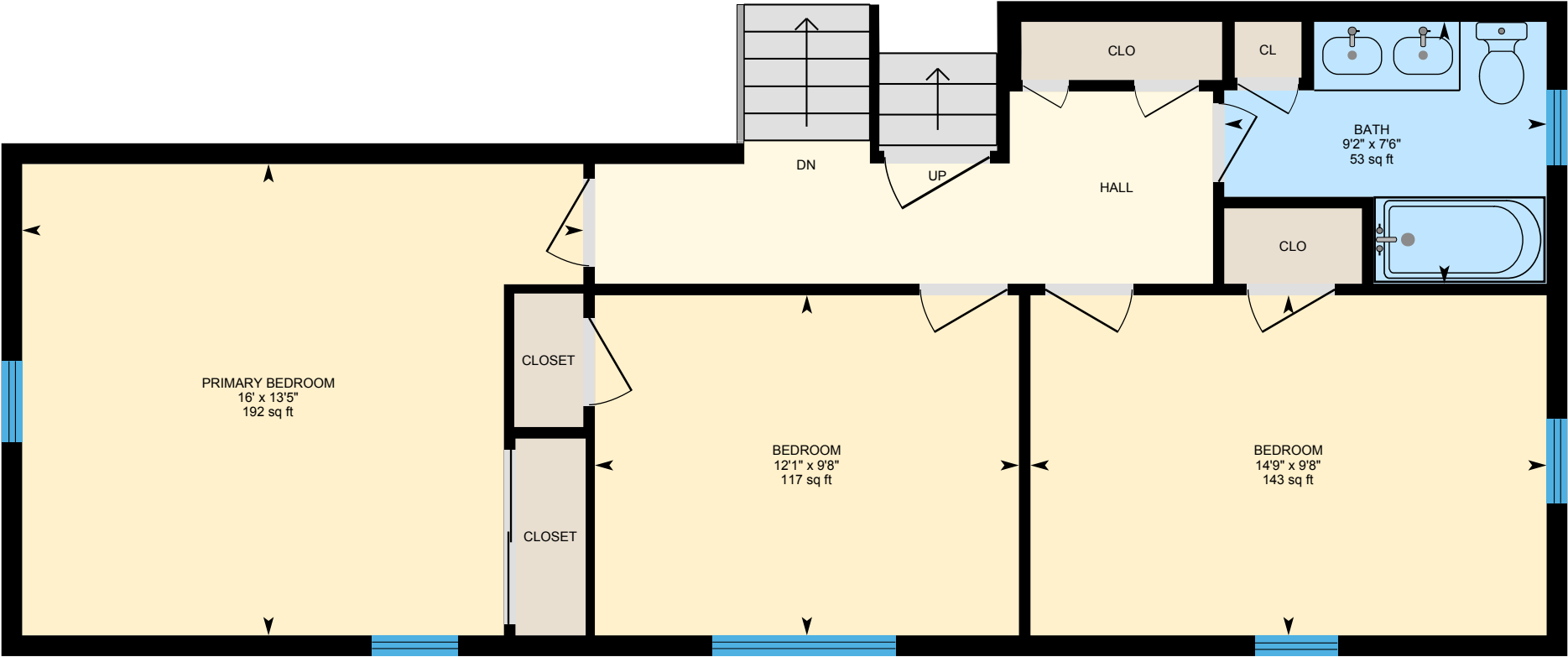
PREPARED: 2025/03/20



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.

56 Chase Rd, Marlboro, MA

2nd Floor Finished Area 744.36 sq ft



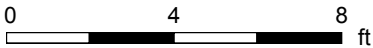
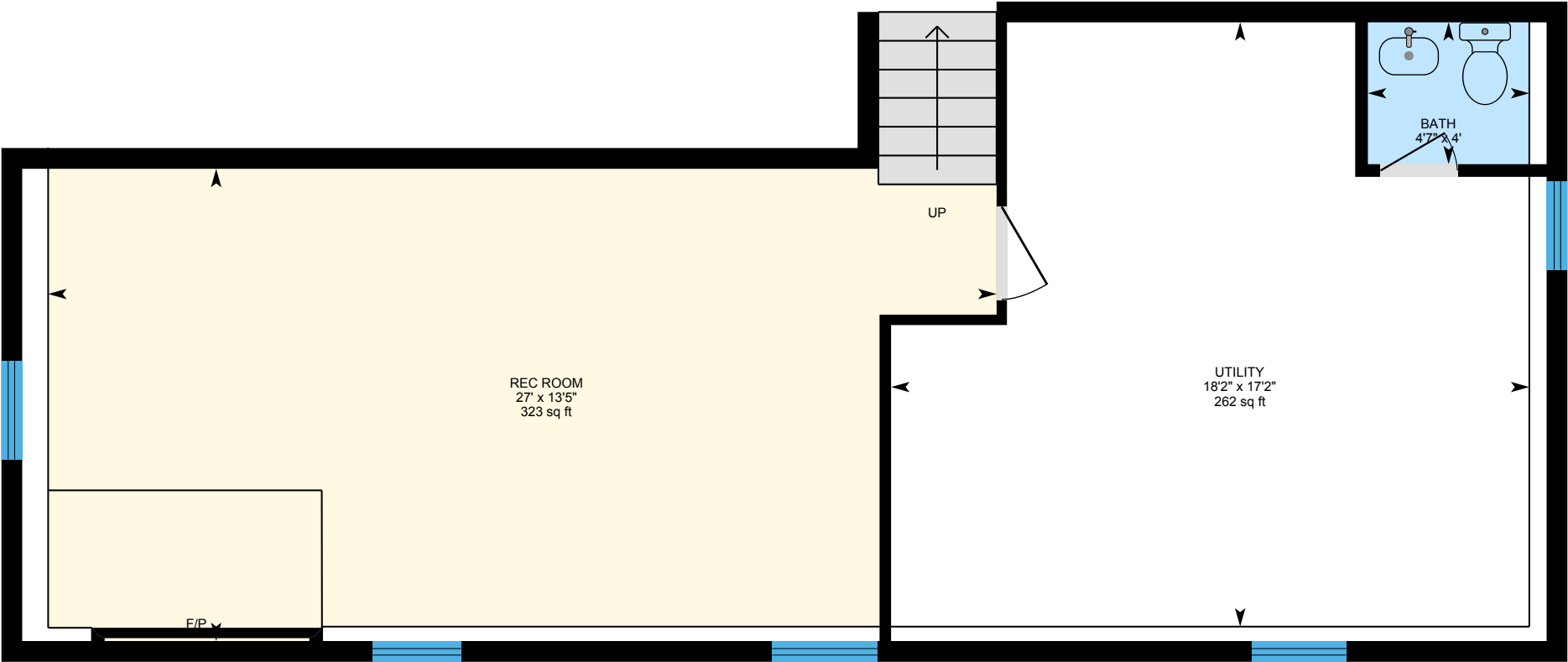
PREPARED: 2025/03/20



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.

56 Chase Rd, Marlboro, MA

Basement (Below Grade) Finished Area 411.88 sq ft
Unfinished Area 286.23 sq ft



PREPARED: 2025/03/20



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.