



## 62 WOODRIDGE ROAD, MARLBOROUGH

**\$699,900**



**4  
BEDS**



**3.5  
BATHS**



**2,402  
SQ. FT.**

**TRANQUIL**

**NEIGHBORHOOD!**

WELCOME TO 62 WOODRIDGE ROAD, MARLBOROUGH! This nicely appointed 9-room, 3-4 bedroom, 3.5 bath Garrison Colonial is located in a tranquil neighborhood near the Southborough line! The newly renovated kitchen is well designed to include a large breakfast/coffee bar, elegant marble flooring, and granite counters. The family room is highlighted by a contemporary style fireplace with easy access to the half-bath making it ideal for relaxing and entertaining. The living room is perfect for watching nightly movies, while the formal dining room is accented by a chair rail and French doors to the deck. The primary bedroom has a walk-in closet and full bath providing a private retreat. The walk-out lower level includes a game room, 4th bedroom/office, and full bath. Roof (2023), Anderson Renewal windows (2018), and vinyl siding (2019) ensure the home is well maintained and energy efficient. Superior commuter location near Route 9, 85, 90, Sudbury Reservoir, Rail Trail, and all major shopping enhances the home's appeal!



**S. ELAINE MCDONALD,**  
ABR,CNE,CRS,GRI,LMC

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SCAN FOR MORE INFO



**RE/MAX**  
Executive Realty

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



**MLS # 73364590 - New  
Single Family - Detached**

**62 Woodridge Rd  
Marlborough, MA 01752  
Middlesex County**

Style: **Colonial, Garrison**

Color:

Grade School:

Middle School:

High School:

Approx. Acres: **0.6 (26,276 SqFt)**

Handicap Access/Features:

Directions: **Near Framingham and Beverly Road / Southborough line**

List Price: **\$699,900**

Total Rooms: **7**

Bedrooms: **4**

Bathrooms: **3f 1h**

Main Bath: **Yes**

Fireplaces: **1**

Approx. Street Frontage:

**Welcome to 62 Woodridge Road, Marlborough, MA! This nicely appointed 9 room, 3-4 bedroom 3.5 bath Garrison Colonial is located in a tranquil neighborhood near the Southborough line! The newly renovated kitchen is well designed to include a large breakfast/coffee bar, elegant marble flooring, & granite counters. The family room is highlighted by a contemporary style fireplace w/ easy access to the half bath making it ideal for relaxing & entertaining. The living room is perfect for watching nightly movies, while the formal dining room is accented by a chair rail & French doors to deck. The primary bedroom has a walk-in closet & full bath providing a private retreat. The walk-out lower level includes a game room, 4th bedroom/office, & full bath. Roof (2023), Anderson Renewal windows (2018), & vinyl siding (2019) ensure the home is well maintained & energy efficient. Superior commuter location near Rt 9/85/90, Sudbury Reservoir, Rail Trail, & all major shopping enhances the home's appeal!**

### Property Information

Approx. Living Area Total: **2,402 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **1,802 SqFt**

Approx. Below Grade: **600 SqFt**

Living Area Disclosures: **600 SF in finished walkout lower level**

Heat Zones: **3 Hot Water Baseboard, Gas**

Cool Zones: **0 None**

Parking Spaces: **4 Off-Street**

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

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. Hot tub works but is being sold in as is condition**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X14	Flooring - Hardwood
Dining Room:	1	11X11	Flooring - Hardwood, French Doors, Deck - Exterior, Exterior Access
Family Room:	1	16X13	Fireplace, Flooring - Hardwood
Kitchen:	1	14X11	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook
Main Bedroom:	2	18X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X12	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11X11	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	B	12X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	8X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	2	8X5	Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	B	7X6	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Game Room:	B	24X16	Closet, Flooring - Wall to Wall Carpet, Exterior Access, Slider
Bathroom:	1	7X5	Bathroom - Half, Flooring - Vinyl, Dryer Hookup - Electric, Washer Hookup

### 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, Public School, T-Station, University**

Basement: **Yes Full, 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**

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

Exterior: **Wood**

Exterior Features: **Deck, Gutters, Hot Tub/Spa, Storage Shed, Screens, Garden Area**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**

Foundation Size: **34x26+**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Lot Description: **Paved Drive**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

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: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal property**

Home Own Assn: **No**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built: **1985** 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:094 B:057 L:000**

Assessed: **\$617,700**

Tax: **\$6,091** Tax Year: **2025**

Book: **0** Page: **0**

Cert:

Zoning Code: **Res**

Map: **94** Block: Lot: **57**

### 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:** 62 Woodridge Rd  
Marlborough, MA 01752

**Map Ref: M:** 094 **B:** 057 **L:** 000

**Owner 1:** Matthew Horman

**Owner Address:** 62 Woodridge Rd  
Marlborough, MA 01752

**Zoning:**

**Owner 2:** Linda Horman

## Property Information

**Use:** 1-Family Residence

**Levels:** 2

**Total Rooms:** 7

**Full Baths:** 3

**Year Built:** 1985

**Total Area:** 3,714 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:** No

**Foundation:**

**Style:** Colonial

**Lot Size:** 0.6 Acres (26,276 SqFt)

**Bedrooms:** 3

**Half Baths:** 1

**Basement Type:**

**Total Living Area:** 1,802 SqFt

**Addl.Floor Area:** 0 SqFt

**Finished Basement:** 0 SqFt

**Total Basement:** 884 SqFt

**Other Garage:** 0

**Fuel Type:** Natural Gas

**Exterior:** Wood Side/Shingles

**Fireplaces:** 1

**Condition:** Average

## Assessment Information

**Last Sale Date:** 10/28/1996

**Last Sale Book:** 0

**Land Value:** \$230,100

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

**Fiscal Year:** 2025

**Map Ref: M:** 094 **B:** 057 **L:** 000

**Tax Rate (Comm):** 16.96

**Last Sale Price:** \$225,000

**Last Sale Page:** 0

**Building Value:** \$387,600

**Total Value:** \$617,700

**Estimated Tax:** \$6,091

**Tax Rate (Res):** 9.86

**Tax Rate (Ind):** 16.96

## Sales History

### Recent Sale #1

**Sale Price:** \$225,000

**Buyer Name:** Matthew Horman

**Lender Name:** Knutson Mtg Corp

**Sale Book:** 0

**Sale Date:** 10/28/1996

**Seller Name:** Ronald A Giaquinto

**Mortgage Amount:** \$180,000

**Sale Page:** 0

## Mortgage History

### Recent Mortgage #1

**Buyer Name:** Matthew Horman

**Mortgage Amount:** \$145,000

**Mortgage Book:** 77566

**Lender Name:** Main Street Bank (Ma)

**Mortgage Date:** 04/21/2021

**Mortgage Page:** 414

### Recent Mortgage #2

**Buyer Name:** Matthew Horman

**Mortgage Amount:** \$175,000

**Mortgage Book:** 56630

**Discharge Book:** 78535

**Discharge Date:** 08/24/2021

**Lender Name:** Marlborough Svgs Bk

**Mortgage Date:** 03/22/2011

**Mortgage Page:** 133

**Discharge Page:** 236



**Recent Mortgage #3**

**Buyer Name:** Linda Horman  
**Mortgage Amount:** \$75,000  
**Mortgage Book:** 51617  
**Discharge Book:** 56874  
**Discharge Date:** 05/18/2011

**Lender Name:** Marlborough Svgs Bk  
**Mortgage Date:** 08/27/2008  
**Mortgage Page:** 574  
**Discharge Page:** 436

**Recent Mortgage #4**

**Buyer Name:** Linda Horman  
**Mortgage Amount:** \$194,500  
**Mortgage Book:** 0

**Lender Name:** Prime Mtg Fnd Inc  
**Mortgage Date:** 07/19/2003  
**Mortgage Page:** 0

**Recent Mortgage #5**

**Buyer Name:** Matthew Horman  
**Mortgage Amount:** \$188,200  
**Mortgage Book:** 35164

**Lender Name:** Countrywide Home Loan  
**Mortgage Date:** 03/29/2002  
**Mortgage Page:** 576

**Recent Mortgage #6**

**Buyer Name:** Matthew Horman  
**Mortgage Amount:** \$24,000  
**Mortgage Book:** 0

**Lender Name:** Countrywide Home Loan  
**Mortgage Date:** 03/29/2002  
**Mortgage Page:** 0

**Recent Mortgage #7**

**Buyer Name:** Matthew Horman  
**Mortgage Amount:** \$15,000  
**Mortgage Book:** 0

**Lender Name:** Countrywide Home Loan  
**Mortgage Date:** 02/19/1998  
**Mortgage Page:** 0

**Recent Mortgage #8**

**Buyer Name:** Ronald A Giaquinto  
**Mortgage Amount:** \$20,000  
**Mortgage Book:** 0

**Lender Name:** Citizens Bank Of Ma  
**Mortgage Date:** 11/23/1994  
**Mortgage Page:** 0

**Recent Mortgage #9**

**Buyer Name:** Ronald A Giaquinto  
**Mortgage Amount:** \$150,000  
**Mortgage Book:** 0

**Lender Name:** East West Mtg Svcs  
**Mortgage Date:** 06/03/1993  
**Mortgage Page:** 0

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						228  MARLBOROUGH, MA  <b>VISION</b>																					
HORMAN MATTHEW  LINDA HORMAN  62 WOODRIDGE RD    MARLBOROUGHMA01752		4Rolling		1All Public		1Paved		2Suburban		Description		Code		Assessed				Assessed																			
										RES BLDG		1010		385,600				385,600																			
										RES LAND		1010		230,100				230,100																			
										RES BLDG		1010		2,000				2,000																			
SUPPLEMENTAL DATA																																					
Alt Prcl ID94/57// Deed Ref80807 Aff Housin Schedule I B LCD CERT GIS IDM_197051_898161						PROBATE    Assoc Pid#																															
										Total		617,700		617,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
HORMAN MATTHEW				267770102		10-28-1996		Q		I		225,000		00		Year		Code		Assessed		Year		Code		Assessed											
																2025		1010		385,600		2024		1010		359,800											
																		1010		230,100				1010		209,300											
																		1010		2,000				1010		2,000											
										Total		617,700		Total		571,100		Total		547,500																	
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)										379,600													
														Appraised Xf (B) Value (Bldg)										6,000													
														Appraised Ob (B) Value (Bldg)										2,000													
														Appraised Land Value (Bldg)										230,100													
														Special Land Value										0													
Total Appraised Parcel Value										617,700																											
Valuation Method										C																											
Total Appraised Parcel Value										617,700																											
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									
																		09-08-2015		TB		07		1		00		Measured & Listed									
																		02-08-2008		RD						01		Measured & 1 Vist									
																		02-08-2008		RD						02		Measured & 2 Vist									
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		A2						26,276 SF		8.76		1.00000		5		1.00		0060		1.000				1.0000		8.76		230,100					
Total Card Land Units										0.60		SF		Parcel Total Land Area										0.60		Total Land Value										230,100	

State Use 1010  
Print Date 1/4/2025 9:50:00 PM

A two-story house with white horizontal siding and dark shutters on the windows. A prominent brick chimney is located on the right side of the house. The front entrance has a small set of steps and a white door. A curved concrete walkway leads to the front door. A black lamp post stands in the front yard. A blue Toyota Camry is parked in the driveway, and a white pickup truck is partially visible on the right. The house is surrounded by trees and a clear blue sky.

# Property Card: 62 WOODRIDGE RD

City of Marlborough, MA



Parcel Information	
<b>Parcel ID:</b> M_197051_898161 <b>Vision ID:</b> 11675 <b>Owner:</b> HORMAN MATTHEW <b>Co-Owner:</b> <b>Mailing Address:</b> 62 WOODRIDGE RD  MARLBOROUGH, MA 01752	<b>Map:</b> 94 <b>Lot:</b> 57 - <b>Use Description:</b> Single Family <b>Zone:</b> A2 <b>Land Area in Acres:</b> 0.6
Sale History	Assessed Value
<b>Book/Page:</b> <b>Sale Date:</b> 10/28/1996 <b>Sale Price:</b> \$225,000	<b>Land:</b> \$172,000 <b>Buildings:</b> \$292,800 <b>Extra Bldg Features:</b> <b>Outbuildings:</b> <b>Total:</b> \$469,700

Building Details: Building #		
NO PHOTO AVAILABLE	<b>Model:</b> <b>Living Area:</b> 1802 <b>Appr. Year Built:</b> <b>Style:</b> Colonial <b>Stories:</b> 2 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 03 <b>No. Baths:</b> 3 <b>No. Half Baths:</b> 1	<b>Int Wall Desc 1:</b> Drywall <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asphalt <b>Roof Structure:</b> Gable or Hip <b>Heat Type:</b> Hot Water <b>Heat Fuel:</b> Gas <b>A/C Type:</b> None



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



# 62 Woodridge Road

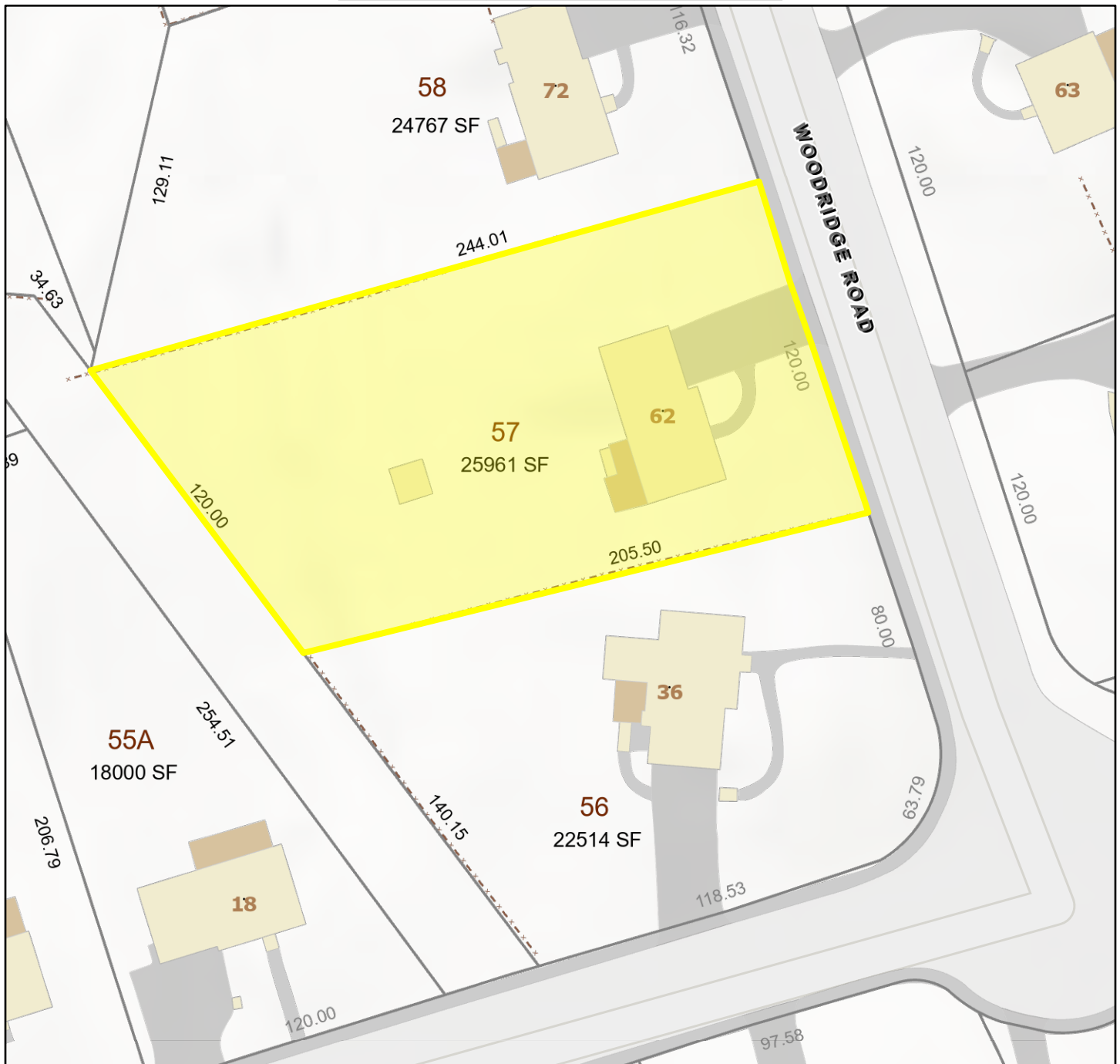
Marlborough, MA

1 inch = 53 Feet



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April 9, 2025



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

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.

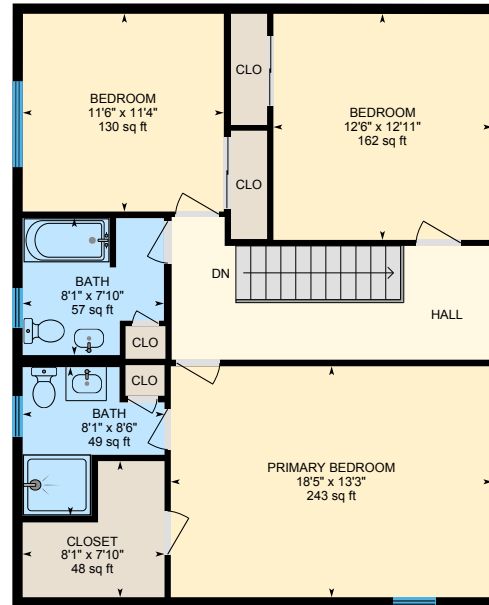


# 62 Woodridge Rd, Marlboro, MA

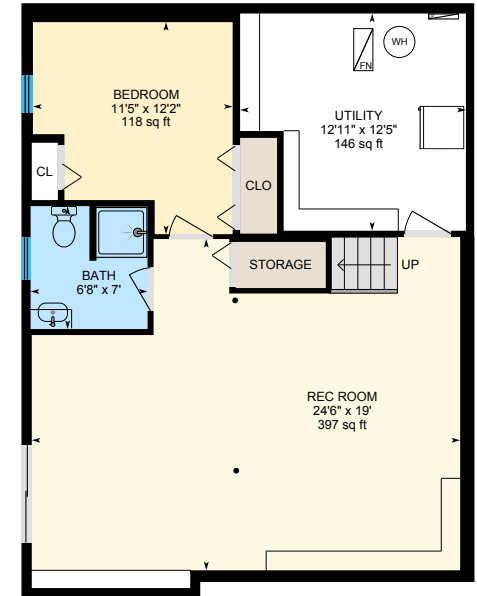
Main Building: Above Grade Finished Area 1886.94 sq ft



**1st Floor**  
Finished Area 917.34 sq ft



**2nd Floor**  
Finished Area 969.60 sq ft



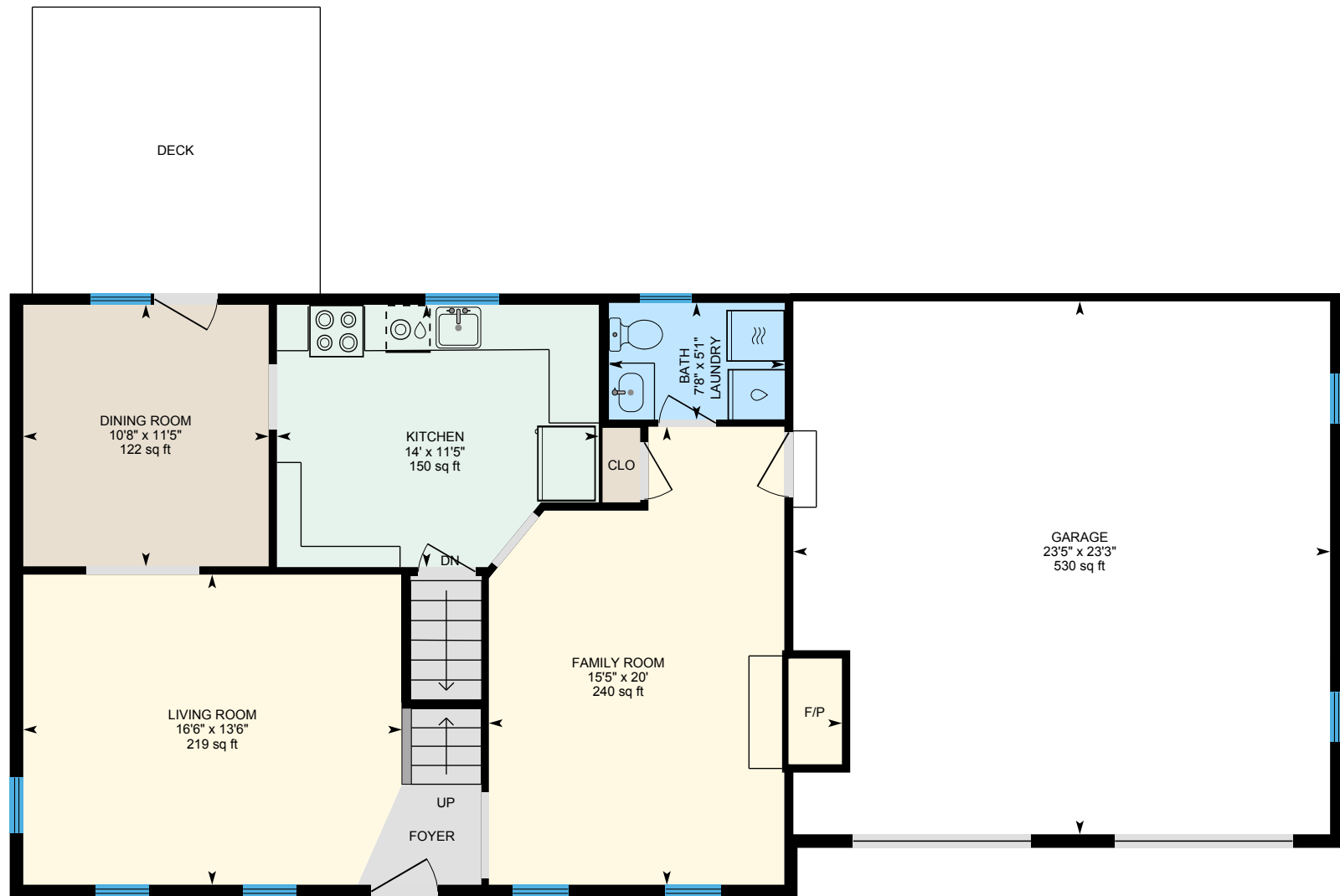
**Basement (Below Grade)**  
Finished Area 678.72 sq ft

0 5 10  
ft

PREPARED: 2025/04/23

# 62 Woodridge Rd, Marlboro, MA

**1st Floor** Finished Area 917.34 sq ft  
Unfinished Area 571.57 sq ft



0 5 10 ft

PREPARED: 2025/04/23



# 62 Woodridge Rd, Marlboro, MA

2nd Floor Finished Area 969.60 sq ft



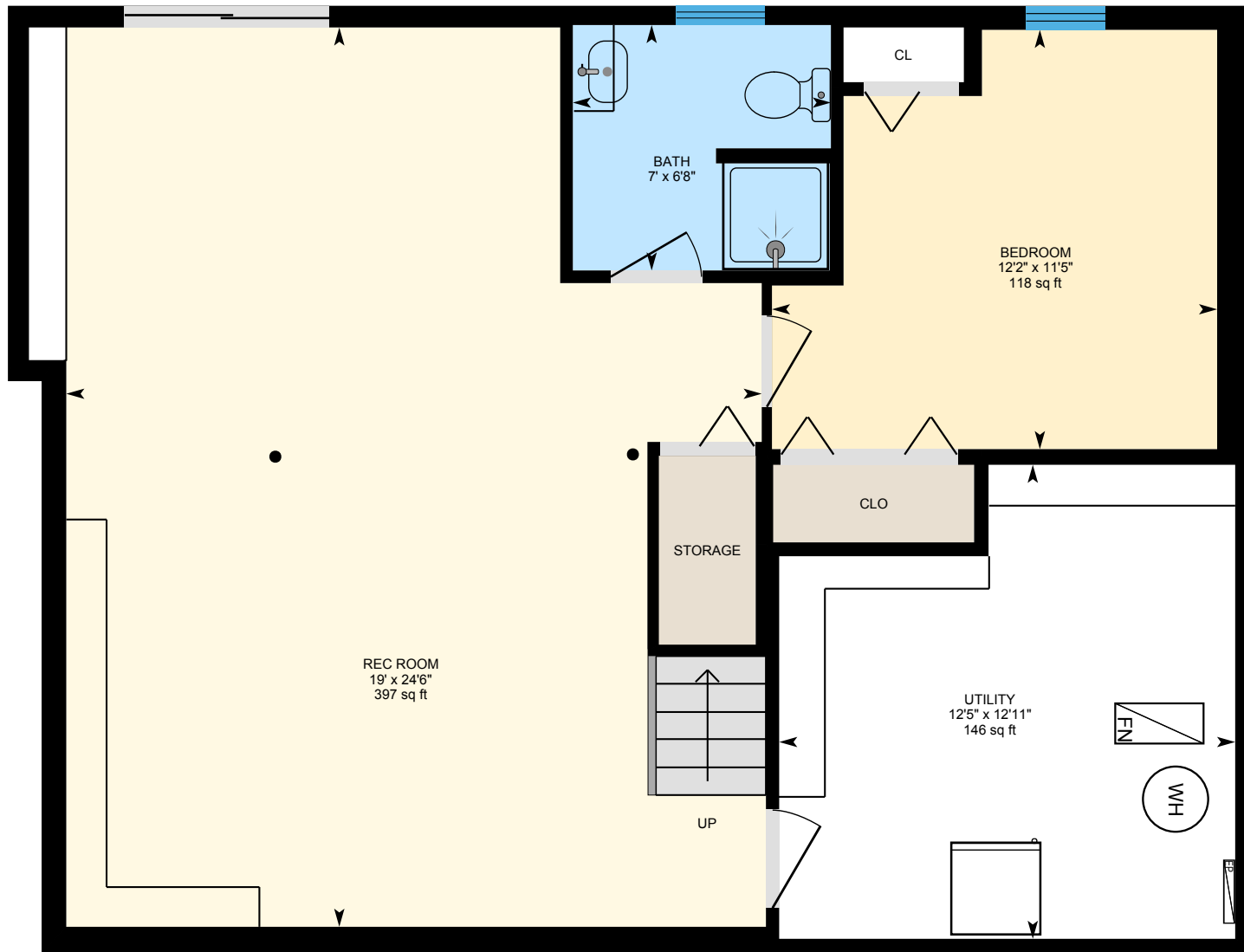
0 3 6 ft

PREPARED: 2025/04/23



# 62 Woodridge Rd, Marlboro, MA

**Basement (Below Grade)** Finished Area 678.72 sq ft  
Unfinished Area 168.94 sq ft



0 3 6 ft

PREPARED: 2025/04/23

