



101 WOODRUFF ROAD, CLINTON

\$669,900



**3
BEDS**



**2
BATHS**



**2,386
SQ. FT.**

**CONVENIENTLY
LOCATED!**

WELCOME TO 101 WOODRUFF ROAD, CLINTON, MA! Stunning views come with this well-maintained Colonial in a quiet cul-de-sac neighborhood near the Bolton line with excellent access to all major highways and shopping! The eat-in kitchen features granite counters, stainless steel appliances, a gas stove, and an island ideal for your morning coffee with direct access to the deck. The inviting family room has cathedral ceilings, a Palladian window, built-ins, and a cozy gas-log fireplace. The formal dining room features custom detailing. The 1st floor includes a half bath and a built-in Murphy bed located in the living room, perfect for guests. Upstairs, the primary bedroom includes a walk-in closet, double vanity, and private bath. The finished lower level expands your living space to include a playroom/office/bonus room. Additional highlights include wainscoting, chair rail, crown moldings, new garage doors, irrigation system, wired for a generator, and a fenced yard. Heating and AC (2018-2019). Roof and gutters (2023), brick walkway (2022), and gazebo (2024). Shed for extra storage.



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SCAN FOR MORE INFO



REMAX
Executive Realty

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



**MLS # 73480401 - New
Single Family - Detached**

**101 Woodruff Rd
Clinton, MA 01510
Worcester County**
Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.44 (19,307 SqFt)**
Handicap Access/Features:
Directions: **Nathan and McMahon**

List Price: **\$669,900**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Welcome to 101 Woodruff Road, Clinton! Stunning views come w/ this well-maintained Colonial in a quiet cul-de-sac neighborhood near the Bolton line w/ excellent access to all major highways/shopping! The eat-in kitchen features granite counters, SS appliances, a gas stove, & an island ideal for your morning coffee w/ direct access to the deck. The inviting FR has cathedral ceilings, a Palladian window, built-ins, & a cozy gas-log FP. The formal DR has custom detailing. The 1st floor includes a half bath & a built-in Murphy bed located in the LR, perfect for guests. Upstairs, the primary bedroom includes a w/in closet, double vanity, & private bath. The finished LL expands your living space to include a playroom/office/bonus room. Additional highlights include wainscoting, chair rail, crown moldings, new garage doors, irrigation system, wired for a generator, & fenced yard. Heating & AC (2018-2019). Roof & gutters (2023), brick walkway (2022), & gazebo (2024). Shed for extra storage.

Property Information

Approx. Living Area Total: **2,386 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **2,020 SqFt** Approx. Below Grade: **366 SqFt**
Living Area Disclosures: **Includes 366 SF of living in finished lower level**

Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2 Under, Garage Door Opener, Storage**
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS B4 submitting offer (1 PDF). Seller can accept an offer@anytime.Courtesy to buyer agents. Exterior/interior camera (video/voice). Bonus rm in basement has direct access to garage. Seller prefers June 26th closing.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11X11	Flooring - Wall to Wall Carpet
Dining Room:	1	11X11	Flooring - Hardwood, Chair Rail, Crown Molding, Decorative Molding
Family Room:	1	22X14	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Kitchen:	1	22X11	Flooring - Vinyl, Countertops - Stone/Granite/Solid, Slider, Gas Stove, Crown Molding
Main Bedroom:	2	15X11	Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	18X12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11X11	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	8X5	Bathroom - Half, Closet, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Bath 2:	2	8X7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2	8X7	Bathroom - Full, Bathroom - With Tub & Shower, Ceiling Fan(s), Flooring - Vinyl, Countertops - Stone/Granite/Solid, Double Vanity
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	B	10X6	Flooring - Laminate
Play Room:	B	18X12	Closet, Flooring - Laminate, Chair Rail, Recessed Lighting
Bonus Room:	B	10X9	Flooring - Laminate

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Screens, Fenced Yard, Gazebo, Garden Area**
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size: **36x24+22x14+**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full**
Interior Features: **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**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **2003** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0128 B:4160 L:0000**
Assessed: **\$621,500**
Tax: **\$8,067.07** Tax Year: **2025**
Book: **54017** Page: **163**
Cert: **000000070166**
Zoning Code: **Res**
Map: **128** Block: Lot: **41600**

Office/Agent Information

Office: REMAX 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: 101 Woodruff Rd Clinton, MA 01510
Map Ref: M: 0128 B: 4160 L: 0000
Owner 1: Asif A Makani
Owner Address: 101 Woodruff Rd Clinton, MA 01510

Zoning:
Owner 2: Robin Makani

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 8
Full Baths: 1
Year Built: 2003

Total Area: 4,444 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: Colonial
Lot Size: 0.44 Acres (19,307 SqFt)
Bedrooms: 3
Half Baths: 1
Basement Type:

Total Living Area: 2,020 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Vinyl Siding
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date: 07/16/2015
Last Sale Book: 54017
Land Value: \$145,300
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0128 B: 4160 L: 0000
Tax Rate (Comm): 22.03

Last Sale Price: \$351,000
Last Sale Page: 163
Building Value: \$400,400
Total Value: \$545,700
Estimated Tax: \$7,258
Tax Rate (Res): 13.3
Tax Rate (Ind): 22.03

Sales History

Recent Sale #1

Sale Price: \$351,000
Buyer Name: Asif A Makani
Lender Name:
Sale Book: 54017

Sale Date: 07/16/2015
Seller Name: John Gallant
Mortgage Amount: \$0
Sale Page: 163

Recent Sale #2

Sale Price: \$389,720
Buyer Name: John Gallant
Lender Name: Abn Amro Mtg Group
Sale Book: 35084

Sale Date: 11/17/2004
Seller Name: Lot 14 Woodruff Road
Mortgage Amount: \$331,250
Sale Page: 166

Mortgage History

Recent Mortgage #1

Buyer Name: Asif A Makani
Mortgage Amount: \$392,000
Mortgage Book: 65768

Lender Name: Citizens Bank Of Ri
Mortgage Date: 08/04/2021
Mortgage Page: 269

Recent Mortgage #2

Buyer Name: Asif A Makani
Mortgage Amount: \$250,000
Mortgage Book: 57131
Discharge Book: 65761
Discharge Date: 08/03/2021

Lender Name: Clinton Svgs Bk
Mortgage Date: 05/18/2017
Mortgage Page: 89
Discharge Page: 310

Recent Mortgage #3

Buyer Name: John Gallant
Mortgage Amount: \$297,645
Mortgage Book: 49488
Discharge Book: 54137
Discharge Date: 08/10/2015

Lender Name: Citibank Na
Mortgage Date: 08/22/2012
Mortgage Page: 2
Discharge Page: 217

Recent Mortgage #4

Buyer Name: John A Gallant
Mortgage Amount: \$40,000
Mortgage Book: 37604

Lender Name: Jpmorgan Chase Bank
Mortgage Date: 10/20/2005
Mortgage Page: 222

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Clinton Town Report

Property Owner

Name: MAKANI, ASIF A MAKANI, ROBIN**Mailing Address:** 101 WOODRUFF RD
CLINTON, MA 01510**Parcel Use:** Single Family

Property Information

Physical Address: 101 WOODRUFF RD**Map/Block/Lot/Unit:** 128/4160//**Size (Acres):** 0.44

Current Assessment

Year	Land	Improvements	Total
2026	\$160,000	\$461,500	\$621,500

Land

Land Use	Zone	Use Code	Size	Units
Single Family	RES 2	1010	18,000	N/A
Single Family	RES 2	1010	0	N/A
Total			18,000	

Deed Transfers

Deed Date	Book	Page	Validity Code	Est. Sale	Owner
5/21/2021	65216	387	1A	\$100	MAKANI, ASIF A
7/16/2015	54017	0163	00	\$351,000	MAKANI ASIF A
11/17/2004	35084	0166	00	\$389,720	GALLANT JOHN
3/14/2003	29344	0049	1F	\$1	LOT 14 WOODRUFF RD REALTY TRUST
1/30/2002	25855	0123	1B	\$1,680,000	2100 CORP
4/2/1999	21229	0022	1B	\$1	G&D VENTURES LLC
8/14/1998	20302	0038	1G	\$900,000	LUSSIER GERALD J
N/A	0000	0000	N/A	\$0	SCHWARTZ NATHAN

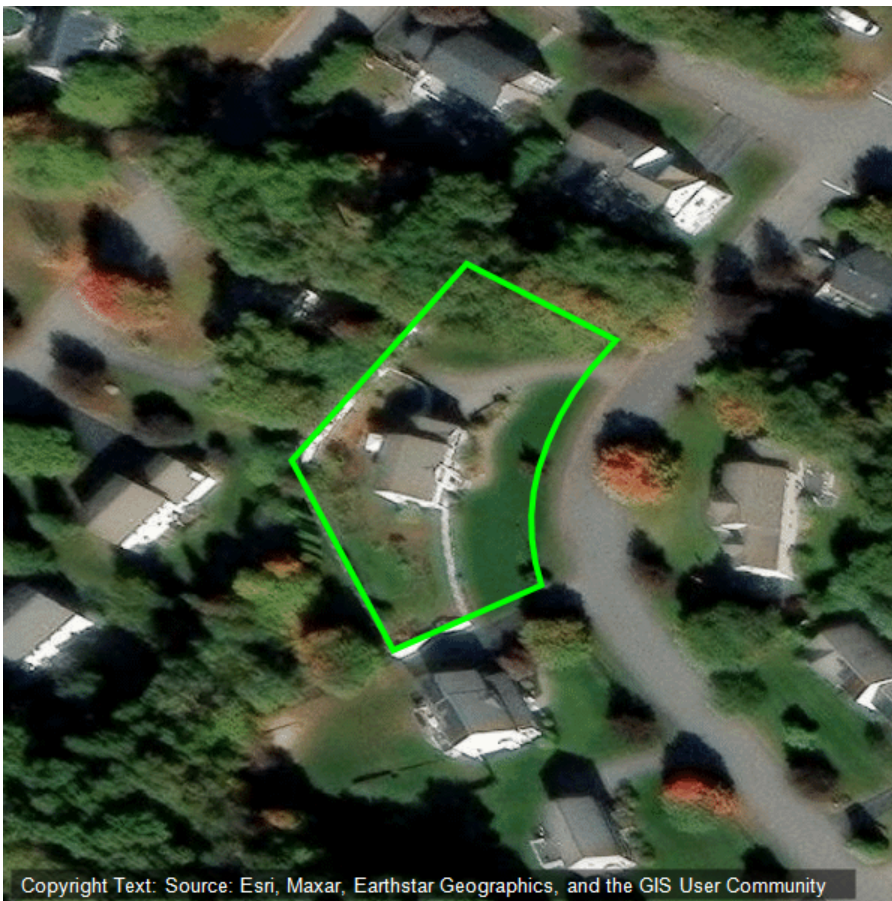
Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,180	1,180
FGR	Garage, Finished	308	0
FUS	Upper Story, Finished	840	840
STP	Stoop	36	0
UAT	Attic, Unfinished	840	0
UBM	Basement, Unfinished	840	0
WDK	Deck, Wood	400	0
Totals		4,444	2,020

Assessment History

Year	Land	Improvements	Total
2025	\$145,300	\$400,400	\$545,700
2024	\$145,300	\$398,300	\$543,600
2023	\$132,100	\$377,700	\$509,800
2022	\$120,100	\$334,700	\$454,800
2021	\$114,500	\$281,400	\$395,900

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



101 Woodruff Road, Clinton



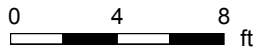
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◆
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101 Woodruff Rd, Clinton, MA

1st Floor Finished Area 1183.94 sq ft

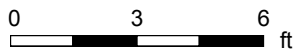
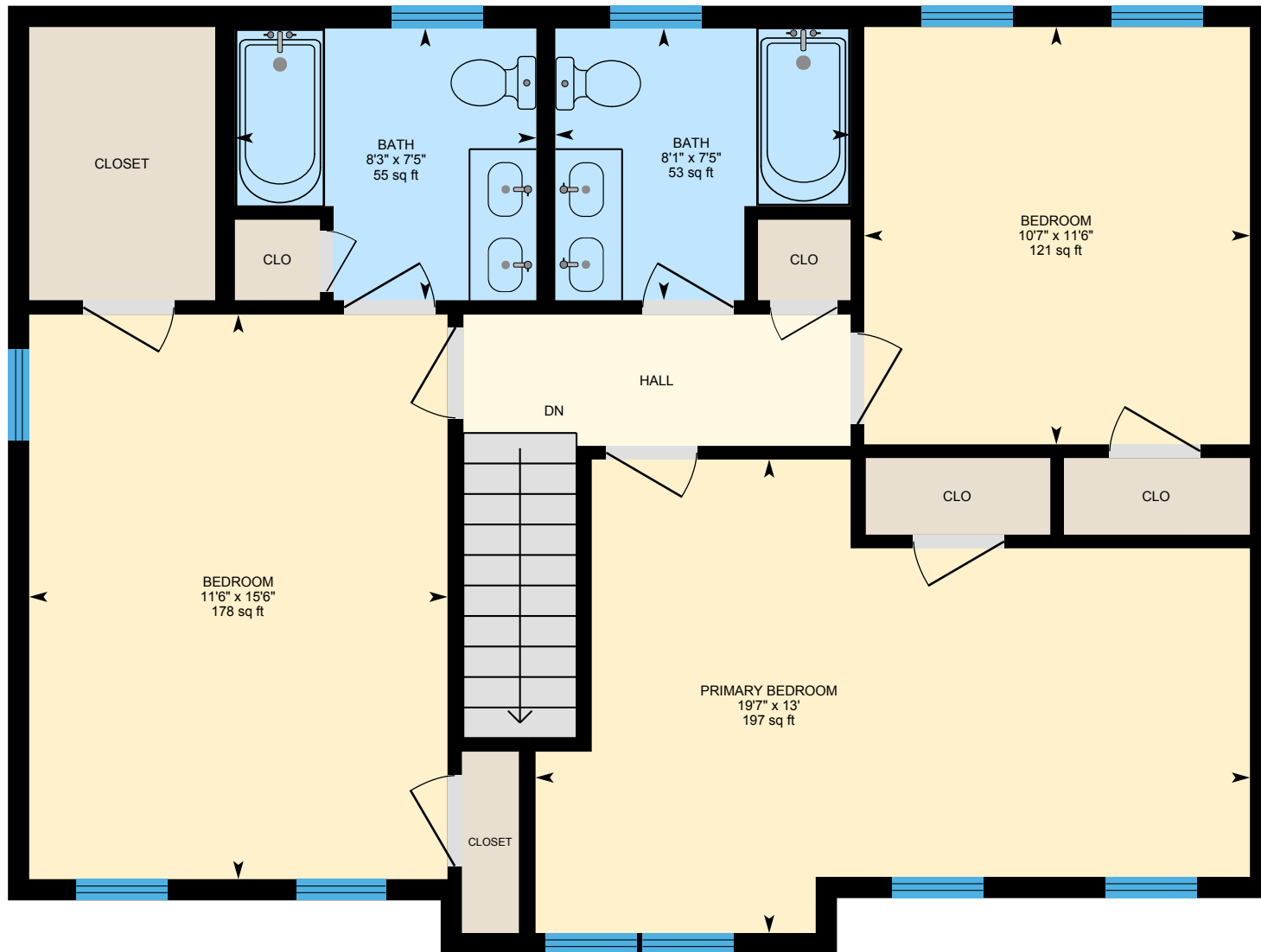


PREPARED: 2026/02/25



101 Woodruff Rd, Clinton, MA

2nd Floor Finished Area 866.32 sq ft

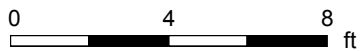
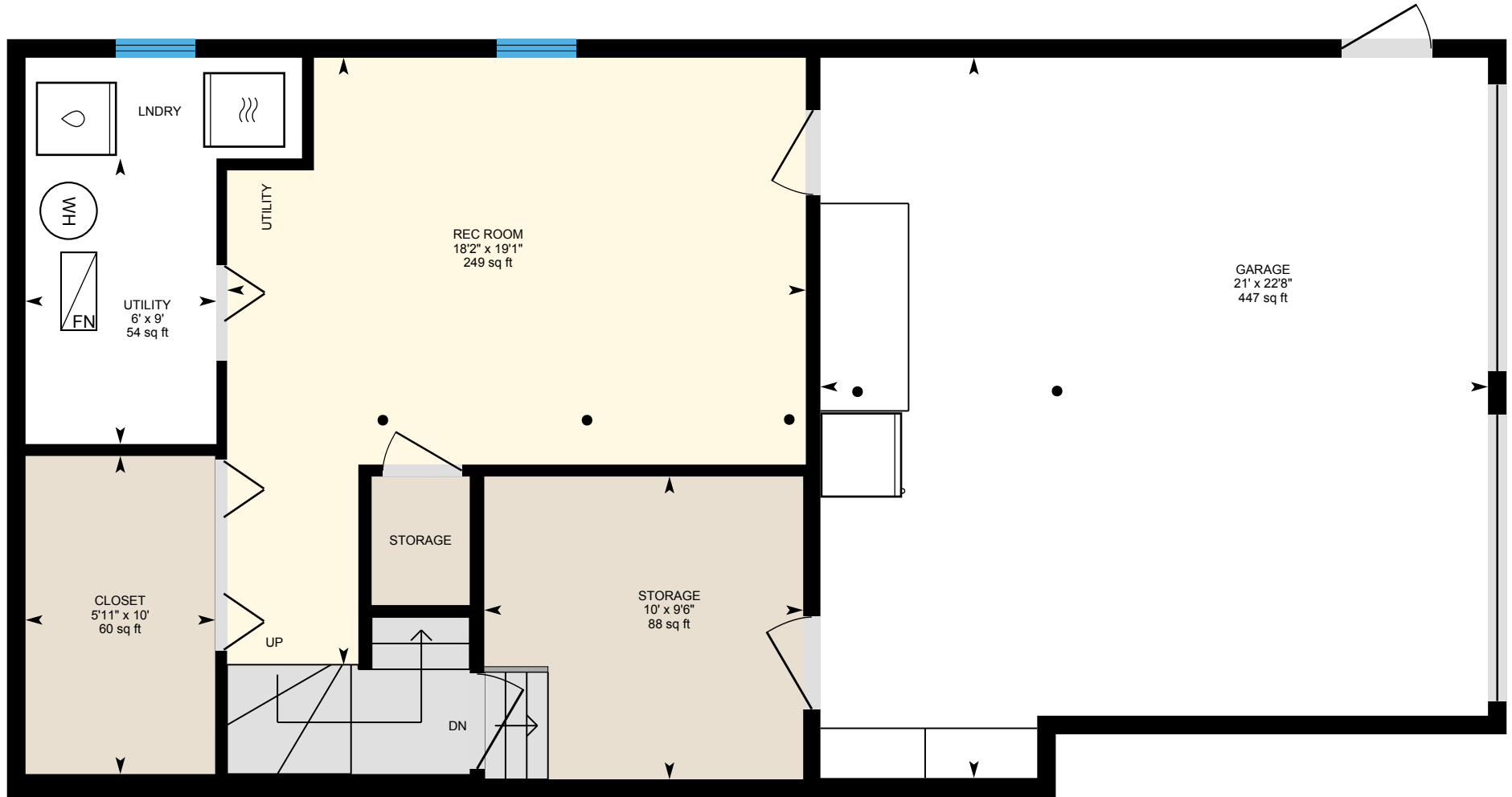


PREPARED: 2026/02/25



101 Woodruff Rd, Clinton, MA

Basement (Below Grade) Finished Area 512.98 sq ft
Unfinished Area 580.68 sq ft



PREPARED: 2026/02/25



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.