



21 FELTON STREET, HUDSON OFFERED FOR \$889,900

Welcome to 21 Felton St, Hudson, MA! Rarely does a property like this hit the market! This truly one-of-a-kind 4,000+ square foot 3-family, owned by the same family for many years, offers an exceptional opportunity for both owner-occupants & investors. Located just minutes to Route 495/290 and walking distance to downtown Hudson, you will enjoy easy access to restaurants, shops, brewery, and the Rail Trail. Each of the three units features 3 bedrooms, gas heating, a country style kitchen/pantry, crown molding, living room/dining room, a walk-out bay window, laundry room, and hardwood flooring. Additional highlights are crown moldings, 3rd floor porch perfect for summer relaxation, ample off street parking, and 3 separate heating systems/gas hot water heaters. This is a rare chance to own a spacious 3-family in a prime Hudson location. All tenants are tenants at will. Do not miss this one!



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

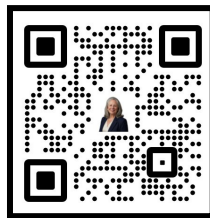
Direct: 978-875-0097

Office: 888-838-9444

elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417



SCAN FOR MORE INFO



**6
BEDS**



**3
BATHS**



**4,012
SQ. FT.**

REMAX
Executive Realty

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

MLS # 73474912 - Price Changed
Multi Family - 3 Family - 3 Units Up/Down



21 Felton St
Hudson, MA 01749
Middlesex County

Color:
Total Floors: **3**
Total Units: **3**
Total Rent: **\$0**
Grade School:
Middle School:
High School:
Approx. Acres: **0.25 (10,890 SqFt)**
Directions: **Near Russell and Pope**

List Price: **↓\$889,900**

Total Rooms: **15**
Total Bedrooms: **9**
Total Bathrooms: **3f 0h**
Total Fireplaces: **0**

Approx. Street Frontage:

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Property Information

Approx. Living Area Total: **4,012 SqFt**
Approx. Above Grade: **4,012 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**

Heat/Cool Units: **3 / 1**

Heat/Cool Zones: **3 / 1**

Parking Spaces: **8 Off-Street**

Garage Spaces: **0**

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. Courtesy to buyer agents.**

Annual Expenses

Heating: Repair & Maintenance:
Gas: Trash Removal:
Electricity: Sewer:
Water: Insurance:

Management:
Miscellaneous:
Ann. Prop. Oper. Data: **No**
Annual Expense Source:

Gross Income: **\$69,000**
Gross Expenses:
Net Income: **\$69,000**

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,850** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry, Mudroom**

Appliances: **Range, Refrigerator**

Interior Features: **Ceiling Fans, Cable TV Available, Pantry, Storage, Crown Molding, Bathroom With Tub & Shower, Box/Bay/Bow Window(s)**

Heating: **Hot Water Baseboard, Gas**

Unit #2

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,100** Lease: **No**

Rooms: **Dining Room, Kitchen, Laundry, Office/Den**

Appliances: **Range, Disposal, Refrigerator**

Interior Features: **Cable TV Available, Hardwood Floors, Bathroom With Tub & Shower**

Heating: **Hot Water Baseboard, Gas**

Unit #3

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1,800** Lease: **No**

Rooms: **Living Room, Kitchen, Sunroom**

Appliances: **Range, Refrigerator**

Interior Features: **Ceiling Fans, Cable TV Available, Hardwood Floors**

Heating: **Gas**

Features

Basement: **Yes Full, Crawl**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers, Individually Metered**
Exterior: **Vinyl**
Exterior Features: **Deck, Gutters, Screens**
Flooring: **Wood, Vinyl**
Foundation Size: **Irregular**
Foundation Description: **Fieldstone, Other (See Remarks)**
Hot Water: **Natural Gas, Tank**
Lot Description: **Easements**
Road Type: **Public, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Varies per Unit**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Owner and tenants personal property.**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1872** 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:0029 B:0000 L:0102**
Assessed: **\$711,800**
Tax: **\$9,880** Tax Year: **2025**
Book: **69270** Page: **574**
Cert: **000000070285**
Zoning Code: **SB**
Map: **0029** Block: **0000** Lot: **0102**

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: 21 Felton St
Hudson, MA 01749-2148
Map Ref: M: 0029 **B:** 0000 **L:** 0102
Owner 1: Brian Langelier
Owner Address: 15 Auburn St
Marlborough, MA 01752-2148

Zoning: SB
Owner 2:

Property Information

Use: 3-Family Residence
Levels: 3
Total Rooms: 15
Full Baths: 3
Year Built: 1872

Style: Family Flat
Lot Size: 0.25 Acres (10,890 SqFt)
Bedrooms: 6
Half Baths: 0
Basement Type:

Total Area: 6,132 SqFt
First Floor Area: 1,513 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 1,249 SqFt

Total Living Area: 4,012 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 1,249 SqFt

Attached Garage: 0
Heat Type: Forced Hot Water
Roof Type: Gable
Air Conditioned: No
Foundation:

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

Assessment Information

Last Sale Date: 05/12/2017
Last Sale Book: 69270
Land Value: \$169,700
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0029 **B:** 0000 **L:** 0102
Tax Rate (Comm): 27.11

Last Sale Price: \$330,000
Last Sale Page: 574
Building Value: \$542,100
Total Value: \$711,800
Estimated Tax: \$9,880
Tax Rate (Res): 13.88
Tax Rate (Ind): 27.11

Sales History

Recent Sale #1

Sale Price: \$330,000
Buyer Name: Brian Langelier
Lender Name: Peter A Langelier
Sale Book: 69270

Sale Date: 05/12/2017
Seller Name: Langelier 21 Felton
Mortgage Amount: \$330,000
Sale Page: 574

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21 FELTON ST

Location 21 FELTON ST

Mblu 29 / 102 /

Acct# 29102

Owner LANGELIER BRIAN

Assessment \$711,800

PID 3022

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$542,100	\$169,700	\$711,800

Owner of Record

Owner LANGELIER BRIAN
Co-Owner
Address 15 AUBURN ST
MARLBOROUGH, MA 01752

Sale Price \$330,000
Certificate
Book & Page 69270/0574
Sale Date 05/12/2017
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANGELIER BRIAN	\$330,000		69270/0574	1A	05/12/2017
LANGELIER PETER A	\$1		19607/0279	1N	01/23/1989
LANGELIER PETER A TRUST	\$0		18454/0389		08/12/1987
DUFFEY RACHAEL A	\$0		18454/0388		08/12/1987
KAYE EVELYN IDA LIFE EST	\$0		15275/0007		10/21/1983

Building Information

Building 1 : Section 1

Year Built: 1872
Living Area: 4,012
Replacement Cost: \$903,513
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$542,100

Building Attributes

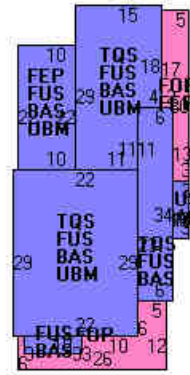
Field	Description
Style:	3 Family Flat
Model	Residential
Grade:	Average +10
Stories:	2.75
Occupancy	3
Exterior Wall 1	Vinyl/Alum
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	HW/Steam
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	15 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(<https://images.vgsi.com/photos/HudsonMAPhotos//default.jpg>)

Building Layout



(https://images.vgsi.com/photos/HudsonMAPhotos//Sketches/3022_3022.j)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,513	1,513
FUS	Upper Story, Finished	1,513	1,513
TQS	Three Quarter Story	1,233	986
FEP	Porch, Enclosed, Finished	344	0
FOP	Porch, Open, Finished	280	0
UBM	Basement, Unfinished	1,249	0
		6,132	4,012

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1050	Size (Acres)	0.25
Description	THREE FAM	Frontage	83
Zone	SB	Depth	0
Neighborhood	300	Assessed Value	\$169,700
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$542,100	\$169,700	\$711,800
2024	\$550,000	\$154,200	\$704,200
2023	\$483,500	\$148,300	\$631,800
2022	\$398,200	\$134,800	\$533,000



21 Felton Street, Hudson



Direct: 978-875-0097

elaine@elainemcdonald.com

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S. Elaine McDonald

REAL ESTATE CONSULTANT
ABR, CNE, CRS, GRI, LMC

REMAX
Executive Realty

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