



## 30 WINTER AVENUE, MARLBOROUGH

**\$549,900**



**4  
BEDS**



**2  
BATHS**



**2,297  
SQ. FT.**

**CONVENIENTLY  
LOCATED!**

WELCOME TO 30 WINTER AVE, MARLBOROUGH, MA!  
Attention investors! Expansion possibilities in this truly one-of-a-kind two-family! This unique property is off the beaten path with water and sunset views over Lake Williams, which has the largest boardwalk in the country! Both apartments have two-bedrooms and a country kitchen. The layout is perfect for an extended family situation. There is ample off-street parking, public water/sewer, and an area for a garden. Superior access to Routes 495, 290, 85, 20, shopping, restaurants, and the Apex Center is five minutes away. Both apartments are tenancy-at-will. Showings are **ONLY** on Saturdays/Sundays from 12-3 PM and Wednesdays from 4-7 PM.



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

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License No. 90417

SCAN FOR MORE INFO



**REMAX**  
**Executive Realty**

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

**MLS # 73481175 - New  
Multi Family - 2 Family - 2 Units Up/Down**



**30 Winter Ave  
Marlborough, MA 01752-1951  
Middlesex County**

List Price: **\$549,900**

Color:  
Total Floors: **3**  
Total Units: **2**  
Total Rent: **\$3,000**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.47 (20,425 SqFt)**  
Directions: **Near Rt 20/Lincoln St/behind Lakeside Oil**

Total Rooms: **10**  
Total Bedrooms: **4**  
Total Bathrooms: **2f 0h**  
Total Fireplaces: **0**

Approx. Street Frontage:

**Welcome to 30 Winter Ave, Marlborough, MA! Attention investors! Expansion possibilities in this truly one-of-a-kind 2-family! This unique property is off the beaten path with water and sunset views over Lake Williams, which has the largest boardwalk in the country! Both apartments have 2 bedrooms and a country kitchen. The layout is perfect for an extended family situation. There is ample off-street parking, public water/sewer, and an area for a garden. Superior access to Rt 495/290/85/20, shopping, restaurants, & the Apex Center is 5 minutes away. Both apartments are tenancy-at-will. Showings are ONLY on Saturdays/Sundays from 12-3 pm and Wednesdays from 4-7 pm.**

### Property Information

Approx. Living Area Total: **2,397 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **1,265 SqFt**

Approx. Below Grade: **1,132 SqFt**

Living Area Disclosures: **includes 1132 SF in finished walkout lower level apartment**

Heat/Cool Units: **1 /0**

Heat/Cool Zones: **2 /0**

Parking Spaces: **4 Off-Street**

Garage Spaces: **0**

Disclosures: **Dimensions are approx. Buyer to verify all info & perform their own due diligence. Pls review attachments in MLS before submitting an offer (in 1 PDF). Pls see firm remarks below. New recorded plot plan (2025) attached. Expansion possibilities.**

### Annual Expenses

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

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

Gross Income: **\$32,400**  
Gross Expenses:  
Net Income: **\$32,400**

### Unit Descriptions

#### Unit #1

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,000** Lease: **No**  
Appliances: **Range, Refrigerator**

#### Unit #2

Rooms: **6** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **2,000** Lease: **No**  
Appliances: **Range, Refrigerator**

### Features

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**  
Basement: **Yes Finished, Walk Out, Interior Access, Exterior Access**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Post & Beam**  
Electric: **Circuit Breakers**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Screens, Garden Area**  
Flooring: **Vinyl, Wall to Wall Carpet, Hardwood, Pine**  
Foundation Size: **34x24+**  
Foundation Description: **Fieldstone**  
Hot Water: **Tank**  
Lot Description: **Wooded, Easements, Gentle Slope**  
Road Type: **Public, Private, 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: **Yes Lake**

### Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Tenants personal items**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1895** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #:  
Assessed: **\$561,600**  
Tax: **\$5,537** Tax Year: **2025**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **RC**  
Map: Block: Lot:

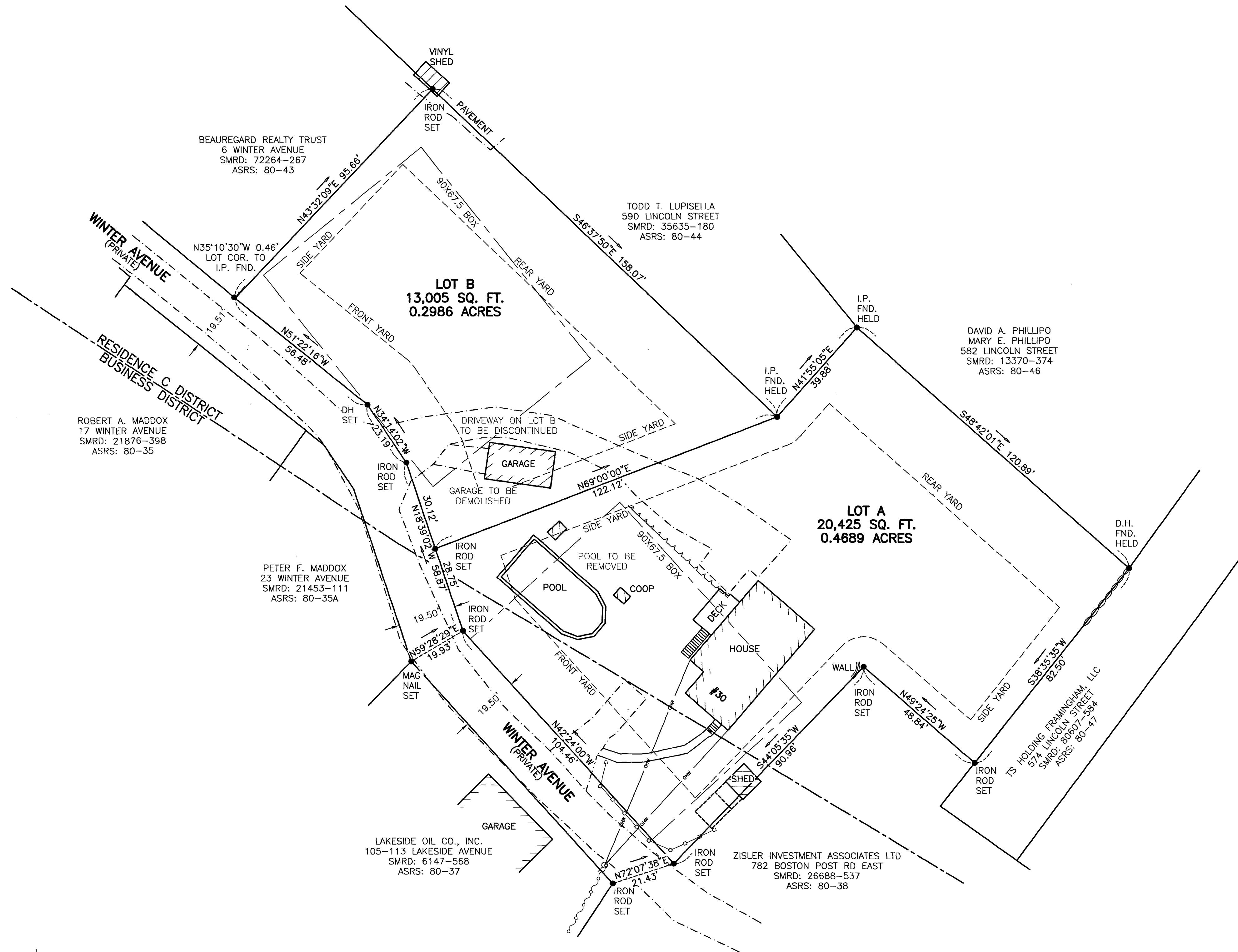
### Office/Agent Information

**Office:** REMAX Executive Realty (508) 480-8400

**Agent:** S. Elaine McDonald (978) 838-9444

**Team Member(s):** Douglas Palino (978) 838-9444

MASS DOT 1931, LO. 2751  
LAKESIDE AVENUE



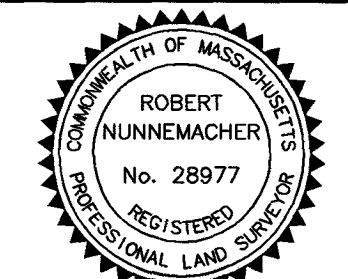
Middlesex Registry of Deeds  
Southern District  
Cambridge, Massachusetts  
Plan No. 158 of 2025  
Rec'd 03/18/2025  
at 10:11:11 AM

Attest  
*[Signature]*  
Register

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
MARLBOROUGH PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

*[Signature]*

DATE: 10 APR 25

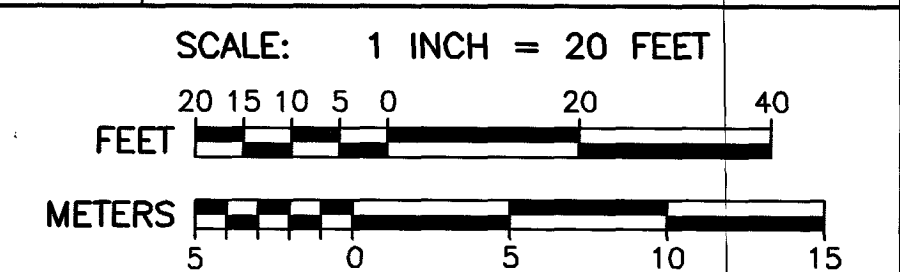


*Robert Nunnemacher 3-9-25*  
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

THOMPSON-LISTON ASSOCIATES, INC.  
PROFESSIONAL CIVIL ENGINEERS  
PROFESSIONAL LAND SURVEYORS  
51 MAIN STREET, PO BOX 570  
BOYLSTON, MASS. 01505-0570  
TEL: 508-869-6151 EMAIL: info@tlainc.net

DATE: FEBRUARY 3, 2025

DATE	REVISIONS DESCRIPTION
03-04-25	REVISIONS PER CITY ENGINEER



PLAN OF LAND IN  
MARLBOROUGH, MASSACHUSETTS  
OWNED BY:  
**BRIAN LANGELEUR**  
30 WINTER AVENUE  
SMRD BOOK-PAGE: 77568-145  
ASSESSORS: 80-39

ZONE: RESIDENCE C (RC)  
AREA: 10,000 SQ. FT. FOR UP TO 3 UNITS  
THEN 2,000 SQ FT/EXTRA UNIT  
FRONTAGE: 90 FT.  
FRONT YARD: 20 FT.  
SIDE YARD: 10 FT.  
REAR YARD: 25 FT.  
HEIGHT: 3 STORIES  
LOT COVERAGE: =< 30%  
BOX INSIDE LOT: 90' X 67.5'

2025 00000158  
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