

HOWE SHOE FACTORY CONDOMINIUM



110 PLEASANT STREET, MARLBROUGH, MA



<http://howeshoe.com/>

(5 0 8) 4 4 9 - 0 5 0 0

Located 1.3 miles from the interchange of Route 20 and Interstate 495, in walking distance to downtown Marlborough, with many exciting amenities nearby. A rare opportunity to own a piece of the city's heritage in this historically significant and impeccably restored and renovated building.

UNIT # 103

Unit 103 is a one-level, 1455 SF unit located on the first floor in the new part of the building and features 9 feet high ceilings with charming exposed original wood ceilings and beams, polished hardwood floors throughout, modern shaker style kitchen cabinets, granite counter tops, stainless steel appliances, gas stove, washer and electric dryer hookups, porcelain tile floors and bathtub walls in bathrooms, quartz counter top vanities. Built in compliance with the latest building and energy codes with all new systems including high efficiency, forced hot air by gas heating system with central AC, fire protection systems with fire sprinkler and fire alarm, energy efficient windows, 125 amp electrical service, wired smoke and carbon monoxide alarms, three TV hookups, phone/network/CAT5 jacks in bedrooms and living room, pre-wired for fiber optic TV/Internet. The unit has two parking spaces - one deeded/assigned and one permitted.

Pre-construction upgrades and finish options are available for a limited time.

The condominium association fee is \$200.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow plowing.

