

HOWE SHOE FACTORY CONDOMINIUM



110 PLEASANT STREET, MARLBROUGH, MA



<http://howeshoe.com/>

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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 # 201

Unit 201 is a two-level, 1513 SF unit located on the second and third floors of the building with kitchen, living, dining areas and a full bathroom on the first level, master suite with a full bathroom and a walk-in closet and guest bedroom on the second level. The unit features 9 foot high ceilings on both levels with charming exposed original wood ceilings and beams, polished hardwood floors throughout, modern shaker style kitchen cabinets, quartz 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, serviced by new elevator and all new systems including high efficiency ductless 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 an assigned 75 SF storage room on the first floor and 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 \$215.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow plowing.

