

HOWE SHOE FACTORY CONDOMINIUM



110 PLEASANT STREET, MARLBROUGH, MA



<http://howeshoe.com/>

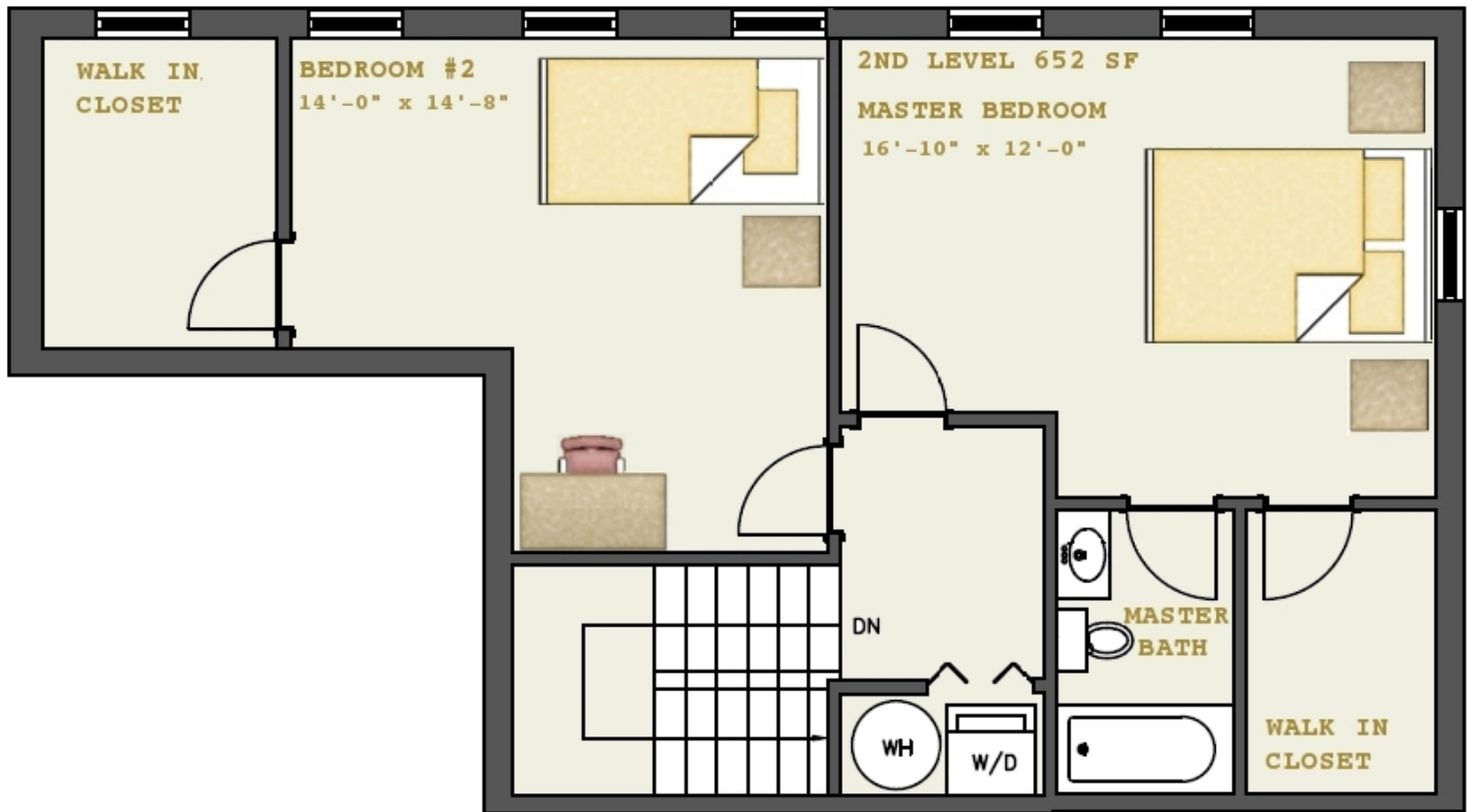
(5 0 8) 4 4 9 - 0 5 0 0

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 # 204

Unit 204 is a two-level, 1480 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 is located in the new part of the building with traditional plastered ceilings on both levels, 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, custom 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, 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 an assigned 75 SF storage room on the first floor and two parking spaces - one deeded/assigned and one permitted.

The condominium association fee is \$210.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow plowing.



UNIT 204 1480 SF

