

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 # 404

Unit 404 is a one-level, 1259 SF penthouse located on the fourth floor of the building with great views of the City and features high vaulted ceilings 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 vanity in master bathroom. Built in compliance with the latest building and energy codes, served 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.

