



**ST. MARY'S  
CONDOMINIUMS**

**MARLBOROUGH**



**RECTORY BUILDING**

**UNIT 101**

**26 BROAD STREET MARLBOROUGH, MA**

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<http://st.marys-condos.com/>

**(877) 311-0202**

## **ST. MARY'S CONDOMINIUMS**

2.6 acre property located 1.5 miles from interchange of Route 20 and Interstate 495, situated on the top of the hill in close proximity to Lake Williams and downtown Marlborough, featuring four buildings with unique architectural style and influence on the appearance of this historic site.

### **RECTORY BUILDING**

Rectory Building is a high quality construction late Victorian three story brick building with slate roof and original interior stained wood work details, hardware and flooring.

#### **UNIT # 101**

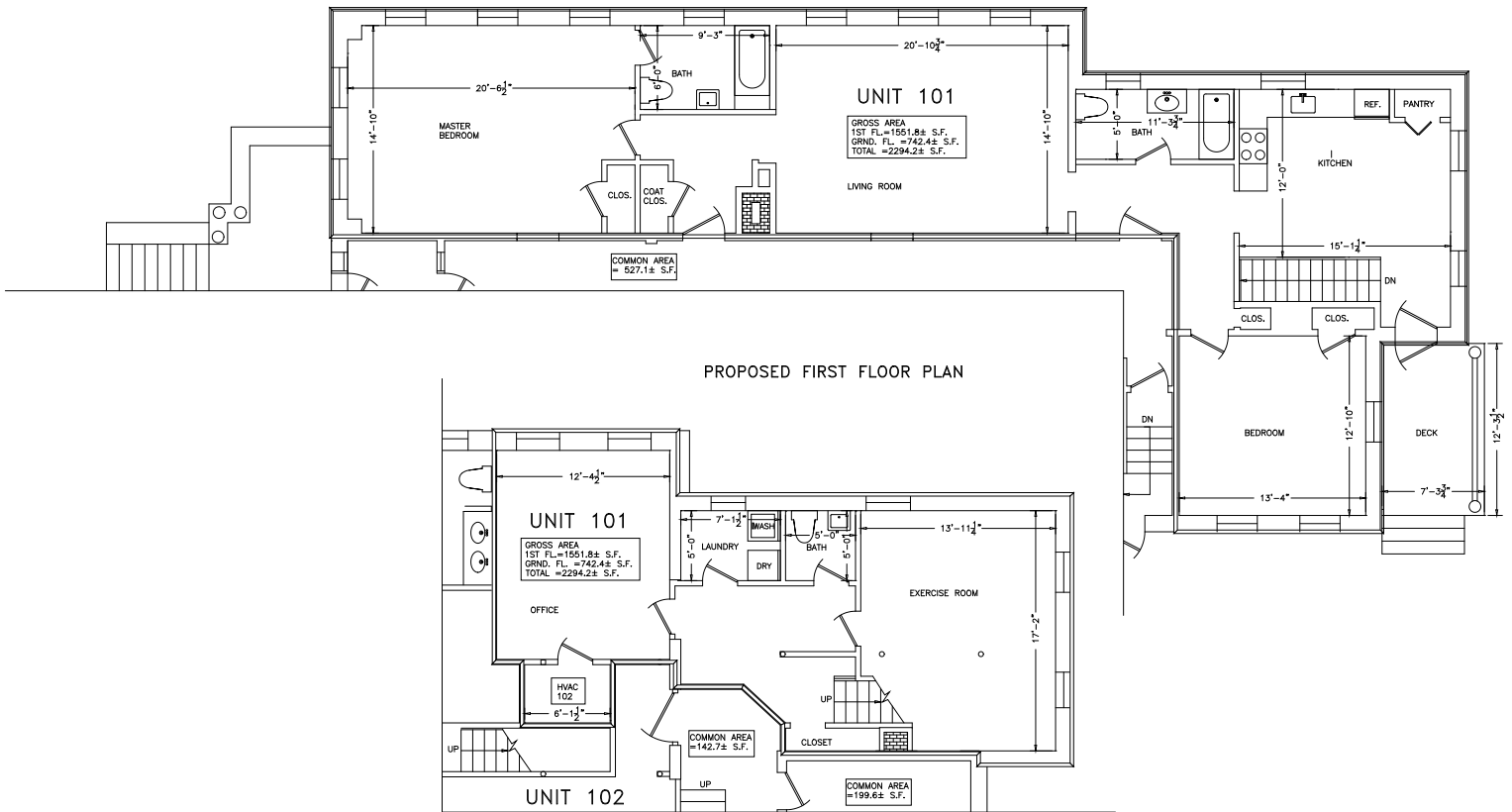
Unit 101 is a two-level, 2294 square feet unit located on the first and ground floors of Rectory building with two bedrooms and two and a half bathrooms. The upper level of the unit features large eat in kitchen with private external entry door and a covered deck, living room, master bedroom with master bathroom, second bedroom and second full bathroom. The lower level of the unit features office, exercise room, half bathroom, and a laundry room. The unit offers 10 feet ceilings on the upper level and 8 feet ceilings on the lower level, original hardwood floors on the upper level, berber carpet on the lower level, ceramic tile in the kitchen and bathrooms, cherry kitchen cabinets, top of the line laminate counter tops (optional granite counter tops), stainless steel appliances, washer and dryer hookups, steel tubs with ceramic tile around bathtub, vanities, new plumbing, new pushed hot air by gas heating system, central AC ready, new fire protection systems - fire sprinkler and fire alarm, new windows, new 100 amps electrical service, new electrical wiring, two TV hookups, a phone and a network/CAT5 jack. The unit has two parking spaces - one assigned and one permitted <sup>1</sup>

The condominium association fee is \$180.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow removal.

**Offered at pre-construction price for  
\$289,900**

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<sup>1</sup> St. Mary's Condominiums allocates 25 permitted parking spaces and 25 permits for unit owners with no space assignments. The permit may be used by unit owners, guests or rented out to other unit owners or neighbors.



PROPOSED GROUND FLOOR PLAN