



**ST. MARY'S
CONDOMINIUMS**

MARLBOROUGH



RECTORY BUILDING

UNIT 102

26 BROAD STREET MARLBOROUGH, MA

<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.

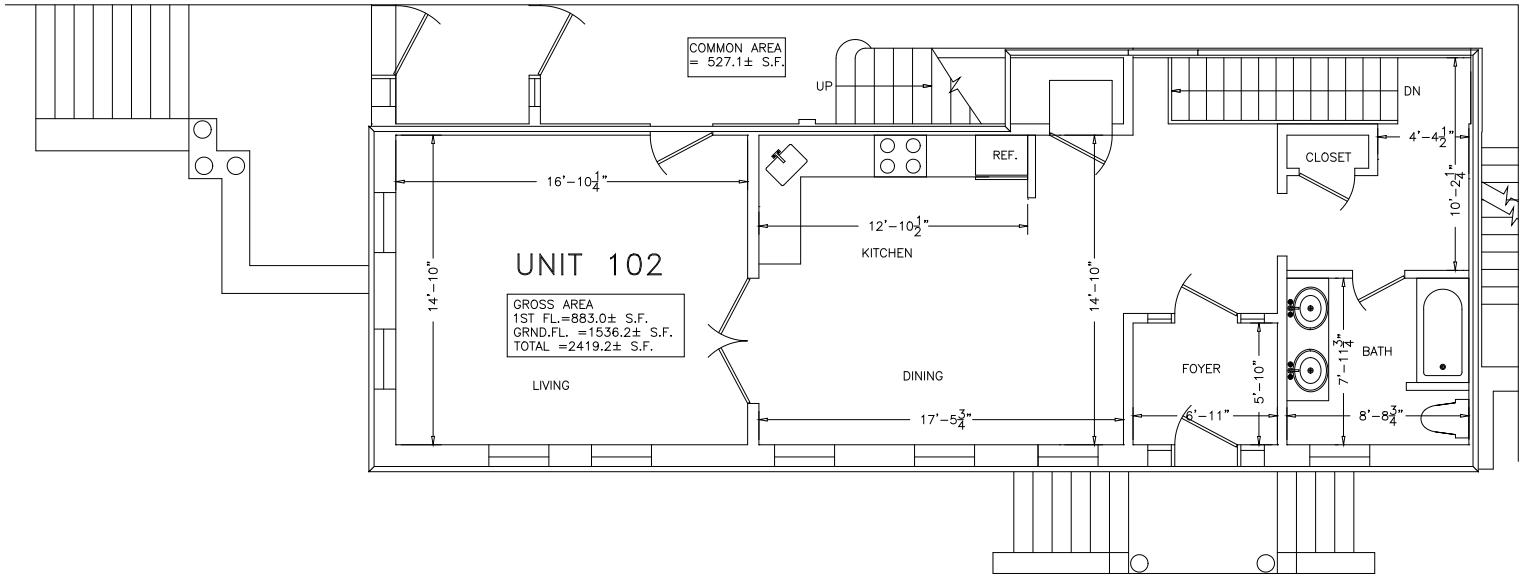
UNIT # 102

Unit 102 is a two-level, 2419 square feet unit located on the first and ground floors of Rectory building with two bedrooms and two full bathrooms. The upper level of the unit features kitchen with adjoining dining room, living room, full bathroom, foyer with private external entry door. The lower level of the unit features master bedroom with large walk in closet, second bedroom, full bathroom, large laundry room, office with external door that can be used for home business and adjoining large storage 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, shaker style cherry finish 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 ¹

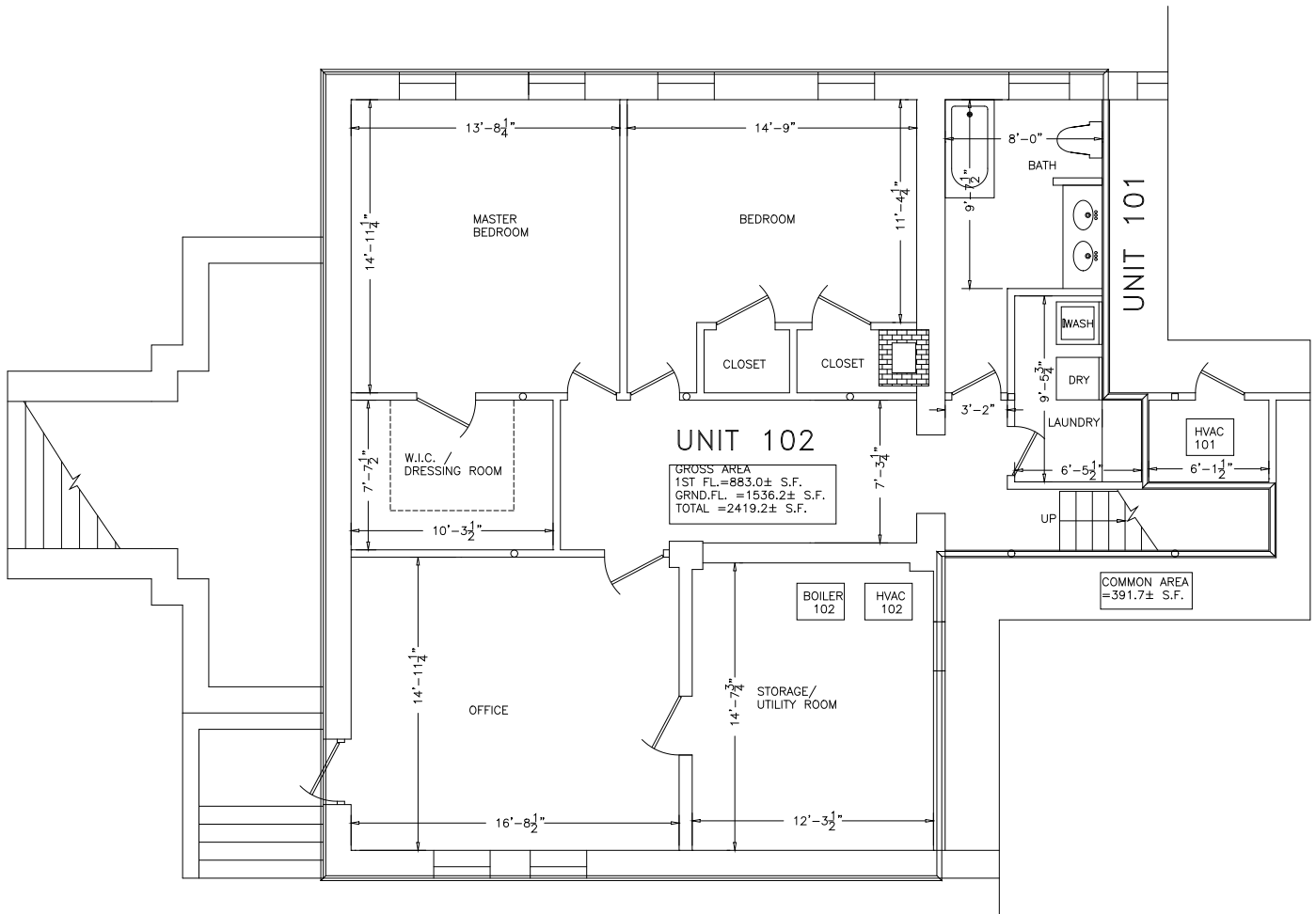
The condominium association fee is \$180.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow removal.

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

¹ 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 FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN