



**ST. MARY'S
CONDOMINIUMS**

MARLBOROUGH



RECTORY BUILDING

UNIT 201

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.

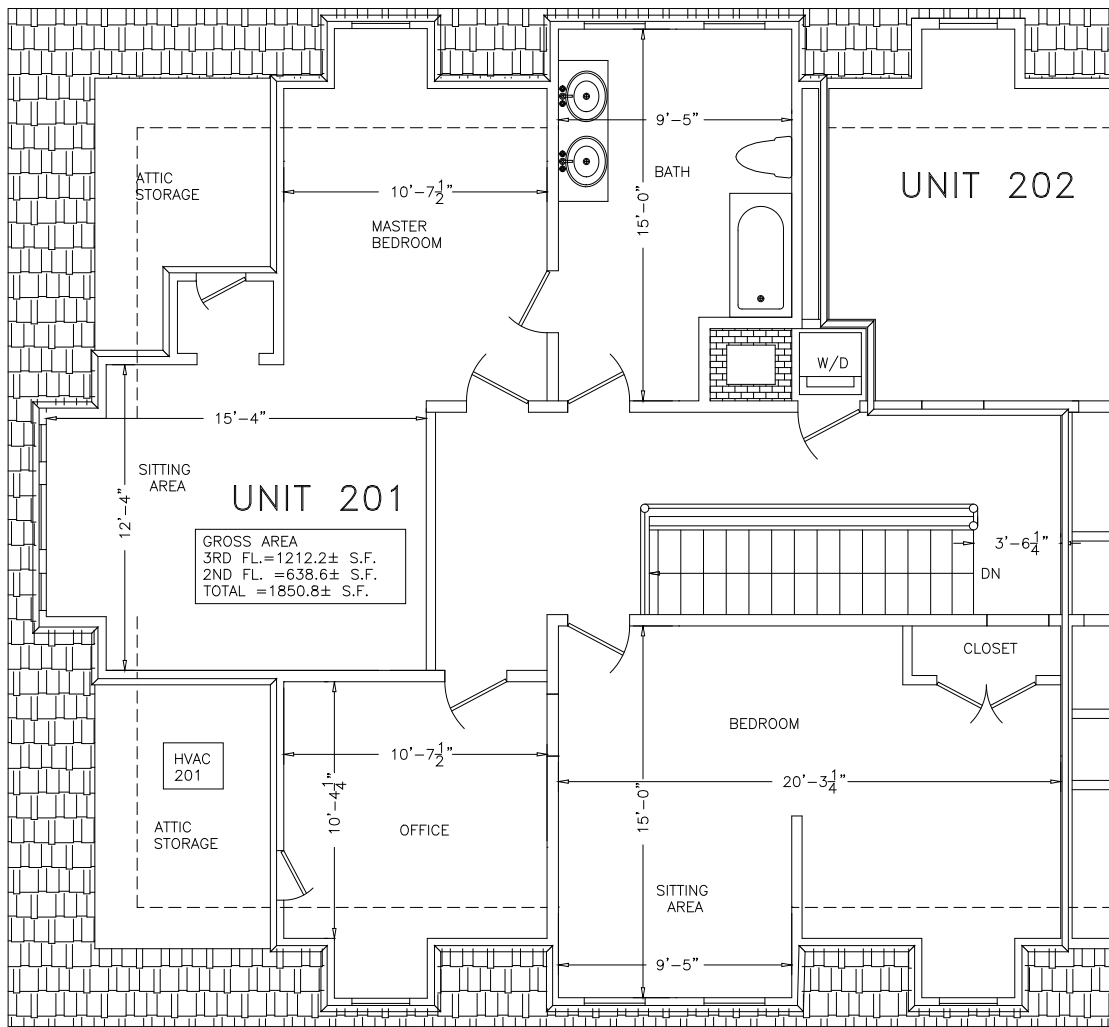
UNIT # 201

Unit 201 is a two-level, 1850 square feet unit located on second and third floors of Rectory building with two bedrooms and two full bathrooms. The lower level of the unit features kitchen, living and dining area, library, full bathroom and a balcony. The upper level of the unit features large master bedroom, large second bedroom with sitting area, very large full bathroom with direct access from master bedroom, office and two attic storage areas. Additionally, the unit has 70 square feet of additional storage area on the ground floor of the building. The unit offers 9 feet ceilings on the lower level and 8 feet ceilings on the upper level, original hardwood floors throughout, ceramic tile in the kitchen and bathrooms, shaker style cherry finish kitchen cabinets, 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

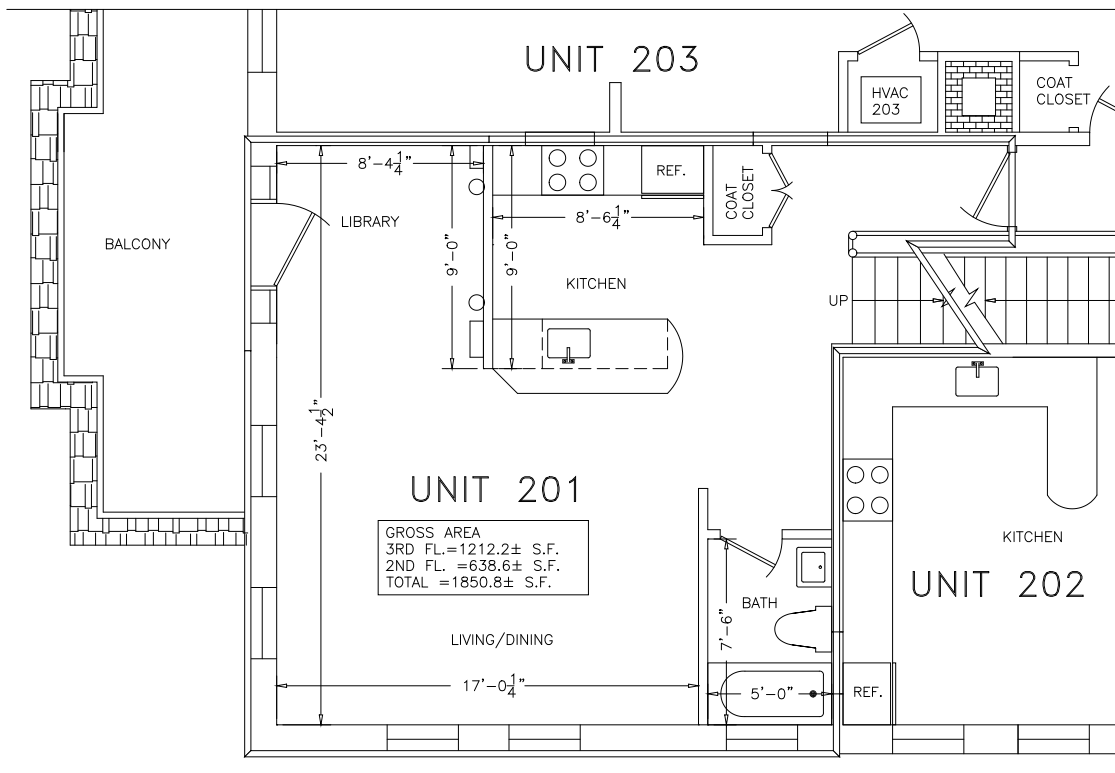
The condominium association fee is \$180.00 and includes water, sewer, exterior and common area electrical, master insurance, road maintenance, landscaping and snow removal.

**Offered at pre-construction price for
\$279,900**

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 THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN