



ST. MARY'S
CONDOMINIUMS
MARLBOROUGH



TOWNHOUSE BUILDING

UNIT 22

22 ST. MARY'S WAY 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.

TOWNHOUSE BUILDING

Townhouse Building is a newly built frame construction building with 11 townhouse units. Each unit has a separate entry, garage and private backyard. The building is situated on the top of the hill with views of Lake Williams on one side and historic St. Mary's Church campus on the other side.

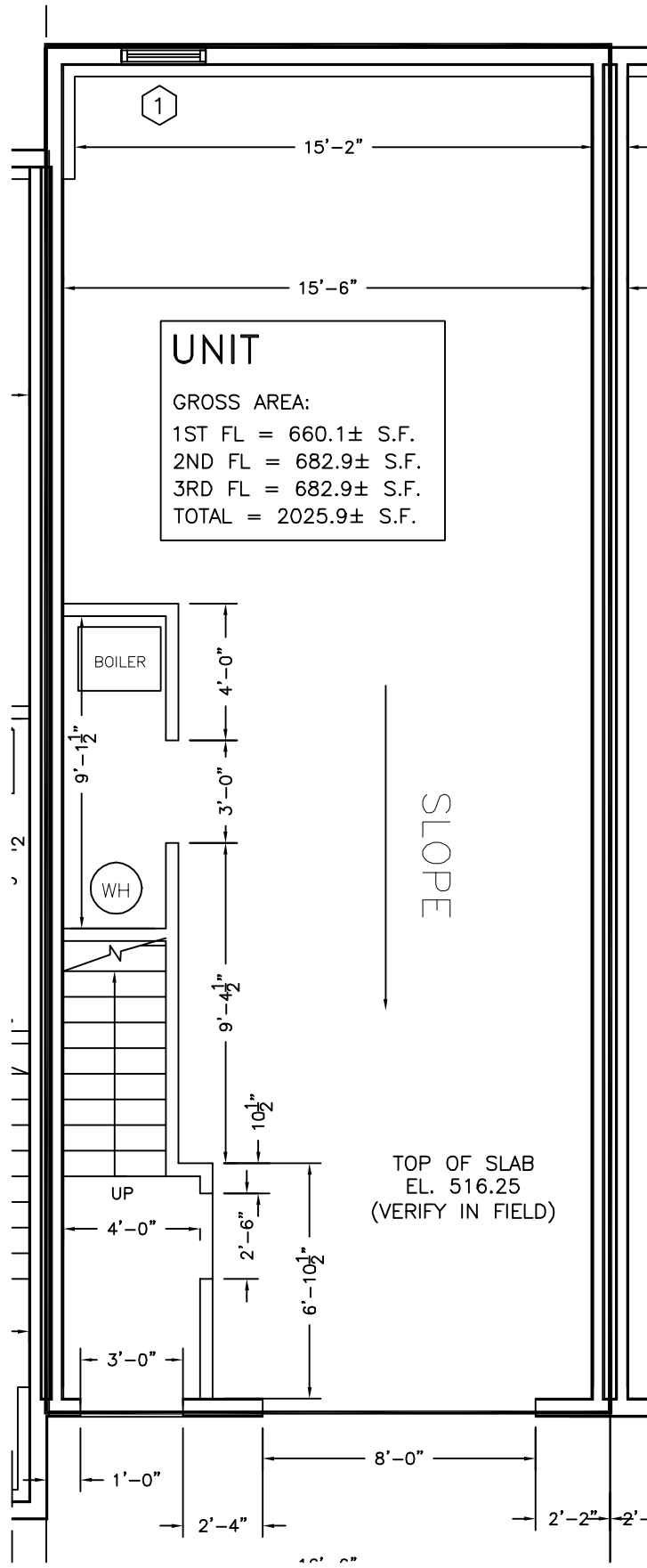
UNIT # 22

22 St. Mary's Way Marlborough, MA 01752

Unit 22 is a 2026 square feet unit with two bedrooms, two and a half bathrooms, open floor plan in living area, eat in kitchen with deck leading to private backyard, balcony with access from living room, plenty of closet space, two car garage and attic storage. The unit features 9 feet high ceilings in living, dining and kitchen area, cathedral ceilings in master and guest suites, hardwood floors throughout, ceramic tile in bathrooms, modern shaker style kitchen cabinets, formica counter tops, clean steel appliances, washer and dryer hookups located on the 2nd floor, ceramic tile around bathtub, vanities with granite counter tops, two zone forced hot air by gas 95% efficiency heating system with optional central AC, wet fire protection and fire alarm systems, Harvey windows, 125 amps electrical service, TV hookups and phone/network/CAT5 jacks in master and guest suites and living room, two car tandem heated garage and a parking space in front.

The condominium association fee is \$200.00 and includes water, sewer, common electrical lighting, exterior maintenance, master insurance, road maintenance, landscaping and snow plowing.

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



1

15'-2"

15'-6"

UNIT

GROSS AREA:

1ST FL = 660.1± S.F.
 2ND FL = 682.9± S.F.
 3RD FL = 682.9± S.F.
 TOTAL = 2025.9± S.F.

BOILER

9'-1 1/2"

4'-0"

WH

3'-0"

SLOPE

9'-4 1/2"

10 1/2"

TOP OF SLAB
 EL. 516.25
 (VERIFY IN FIELD)

UP

4'-0"

2'-6"

6'-10 1/2"

3'-0"

1'-0"

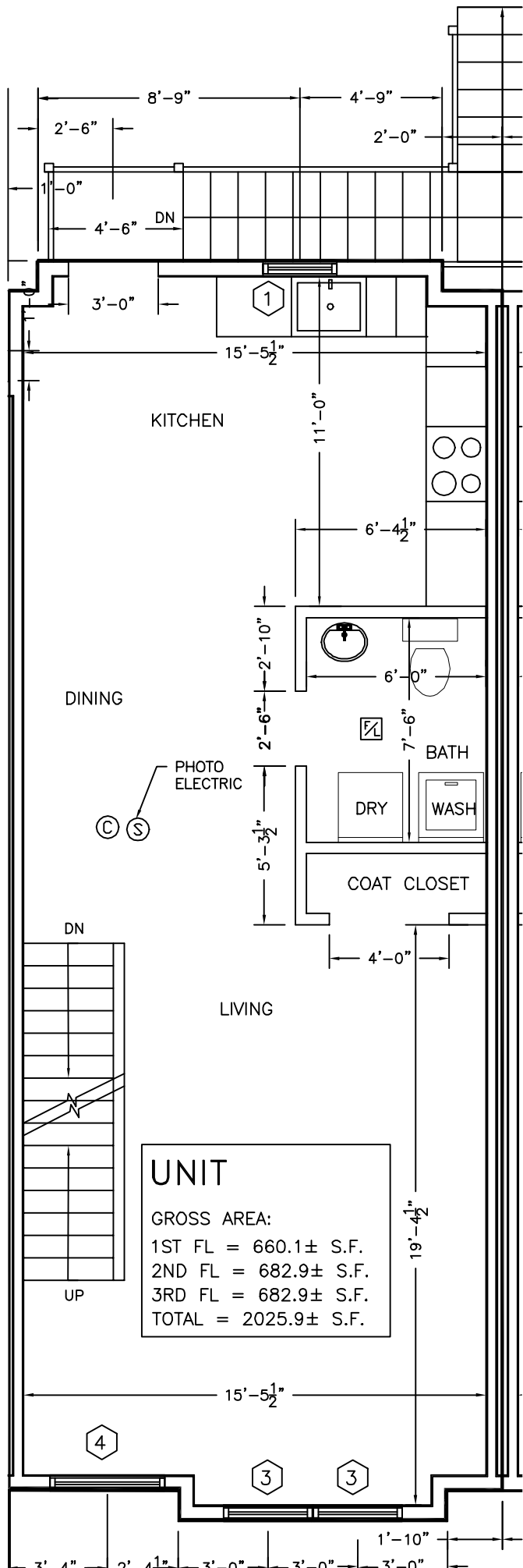
8'-0"

2'-4"

2'-2"

2'-

10'-0"



UNIT
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 TOTAL = 2025.9± S.F.

