



91 Westminster Drive, Marlborough, MA

***Empty & Move-In Ready - 2 BR / 2 BA 1,584 SF +/- Townhouse in
55+ Community w/Open Floorplan & 1st Floor Bedrooms***

COOPERATIVE MORTGAGEE'S SALE BY PUBLIC AUCTION

Due to Estate Settlement

Friday, November 8th at 11 AM

Preview by Appointment or on Auction Day at 10:00 AM



Represented by:

Mark H. Shear

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91 Westminster Drive, Marlborough, MA



Spacious & Open - 2 BR, 2 BA Townhouse with 1,584 SF +/-

The Villages at Marlborough East, a 55+ Community

Brokers Welcome! Register On Our Website**

Location:

- In the Villages at Marlborough East, off Route 20
- Easy Access to Major Arteries – Route 20, I 495, Route 9
- Near Shopping, Restaurants, Banks, Schools, Hospitals & Recreation

Main Level:

- Entry with Vaulted Ceiling, Hardwoods, Coat Closet
- Updated Kitchen with Granite Countertops and Recessed Lighting
- Bright, Open-Concept Living/Dining Room with Vaulted Ceiling, Fireplace and Sliding Glass Door Access to Deck
- Spacious Master Bedroom Suite with Walk-In Closets and En-Suite Master Bath with (2) Granite - Topped Vanities, Spa Bath and Stall Shower
- Second Bedroom with Bay Window and Recessed Lighting
- Second 3/4 Bath with Granite Countertop Vanity and Stall Shower
- Laundry in Hallway Closet

Interior Workings:

- Gas Heat – High Efficiency 90 Plus Furnace
- Full Home Skuttle Humidifier with Auto Feed & Drain and Flood Stop Sensing Valve
- Central A/C
- 50-Gallon Gas-Fired Water Heater
- Programmable Thermostat
- Sprinkler System
- Alarm System

Second Level:

- Spacious, Open Loft – Perfect for Office, Playroom or Family Room
- Alcove with Windows
- Large Storage Room

Basement:

- Full, Partially Finished Basement
- Cedar Closet
- Work Area

Additional Features:

- Updated Double-Pane Windows
- All Appliances Included
- Ample Closets – Coat, Linen, Utility
- Deep (1) – Car Garage & (2) Parking Spots in Driveway
- Deck in Back Yard

Other:

- Wooded Grounds and Tree-Lined Streets
- Town Water & Sewer
- Monthly Condo Fee: \$375
- Taxes: \$4,287 (2019)

Real Estate Terms & Conditions: * A deposit of **Seven Thousand Five Hundred Dollars (\$7,500.00)** by cash or certified/bank check will be required to be paid by the purchaser at the time and place of auction. The balance is to be paid by certified or bank check at of Attorney for Sellers office within **(45) days** from the date of sale. Property sold "as-is". Buyer has the right of abandonment of any personal property left on the property at time of Closing. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. Additional terms, if any, to be announced at the time and place of sale. ** Buyer's Broker **MUST** pre-register on Berman Property Solutions' website at least 48 hours prior to Auction.

Disclaimer: Information contained on the Berman Property Solutions web site or in marketing materials is presented in good faith and is believed to be collected from reliable sources, but is not guaranteed as accurate. It is up to potential buyers to do their own research and/or verify information provided. Any inaccuracy shall not be grounds for failure for full performance by the Buyer and the Buyer shall not hold Berman Property Solutions or its agents liable for any inaccuracies.