



Mark H. Shear

Details on the  
property located at

**5 McKinley St  
Maynard, MA 01754**

MLS # 3176504  
Single Family - Detached

List Price: **\$320,000**

**Berman Property Solutions**

201 Park Ave.  
Worcester, MA 01609  
508-753-3989  
mshear@bermanpropertysolutions.c  
om



## Single Family - Detached

**5 McKinley St  
Maynard, MA 01754-1830  
Middlesex County**

List Price: **\$320,000**

Style: **Gambrel /Dutch**

Total Rooms: **6**

Color: **GreyYellow**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 1h**

Middle School:

Master Bath: **No**

High School:

Fireplaces: **0**

Handicap Access/Features: **No**

Directions: **Off Parker Street near center of Maynard.**

### Remarks

**This bright 3 BR, 1.75 BA Gambrel with 1,432 SF +/- of living area offers both comfortable living and commuter access! Walking distance from the center of Maynard and 15 +/- minutes from the "T", it is nestled on 0.11 acres in a charming neighborhood. With great bones but in need of updates, this is the perfect opportunity for an investor or handy person to make this house your own. Built circa 1900, it offers the sound structure and charm of the era - hardwood floors throughout, crown molding, built-ins, arched doorways, ample windows and even a breakfast nook. Upgraded double-pane windows; full, unfinished walkout basement; vinyl siding; storage shed; detached 1-car garage with storage; ample on and off-street parking. Appliances included. Seller can accommodate a quick closing.**

### Property Information

Approx. Living Area: **1,432 Sq. Ft.**

Approx. Acres: **0.11 (4,761 Sq. Ft.)**

Garage Spaces: **1 Detached, Garage Door Opener, Storage, Side Entry**

Living Area Includes:

Heat Zones: **1 Hot Water Radiators, Steam, Oil**

Parking Spaces: **3 Off-Street, Tandem, Paved Driveway, On Street Without Permit**

Living Area Source: **Public Record**

Cool Zones: **0 Window AC**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Home likely needs some updating but is being offered in its present AS-IS condition. Removal of remaining household contents is responsibility of Buyer. Possible asbestos on pipes in basement. Elderly transition event; no seller disclosure available. Mass Health has an interest in offer acceptance.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X11	Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, Window(s) - Stained Glass, Archway, Crown Molding
Dining Room:	1	13X11	Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, Lighting - Sconce, Archway, Crown Molding
Kitchen:	1	18X17	Ceiling Fan(s), Flooring - Laminate, Window(s) - Bay/Bow/Box, Dining Area, Pantry, Breakfast Bar / Nook, Exterior Access, Archway
Master Bedroom:	2	12X11	Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bedroom 2:	2	12X8	Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding
Bedroom 3:	2	12X11	Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding
Bath 1:	2	11X7	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Lighting - Overhead
Bath 2:	B		Bathroom - 3/4
Laundry:	B		-
Other:	1	8X4	Vestibule

### Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Golf Course, House of Worship, T-Station**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Storage Shed, Fenced Yard**

Flooring: **Tile, Wall to Wall Carpet, Laminate, Hardwood**

Foundation Size:

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Buyer(s) to be responsible for removal of remaining items on premises at time of Closing.**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **M:020.0 P:144.0**

Foundation Description: **Concrete Block, Fieldstone**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Internet Available - Unknown**  
Lot Description: **Paved Drive, Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Other (See Remarks)**  
Utility Connections: **for Gas Range, for Gas Oven, for Electric  
Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

Assessed: **\$348,900**  
Tax: **\$7,201** Tax Year: **2020**  
Book: **10472** Page: **401**  
Cert:  
Zoning Code: **GR**  
Map: **20** Block: **0000** Lot: **144**

### Office/Agent Information

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Listing Office: **Berman Property Solutions**  (508) 753-3989

Listing Agent: **Mark H. Shear**  (508) 753-3989

Team Member(s): **Mark H. Shear**  (508) 753-3989

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Email List Agent, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Supra (preferred) but Combo lock box available also at FRONT DOOR.**

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.25**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

### Firm Remarks

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**Seller can accommodate a quick closing. Please follow COVID-19 safety protocols when visiting the home. Updated Supra e-key access preferred or combo lock box can be used, if necessary.**

### Market Information

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Listing Date: **1/4/2021**

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

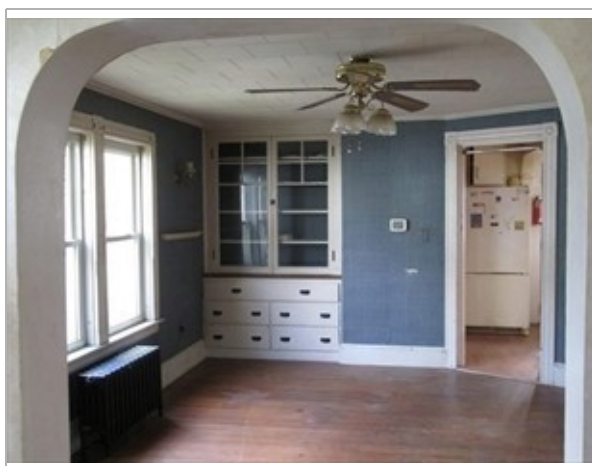
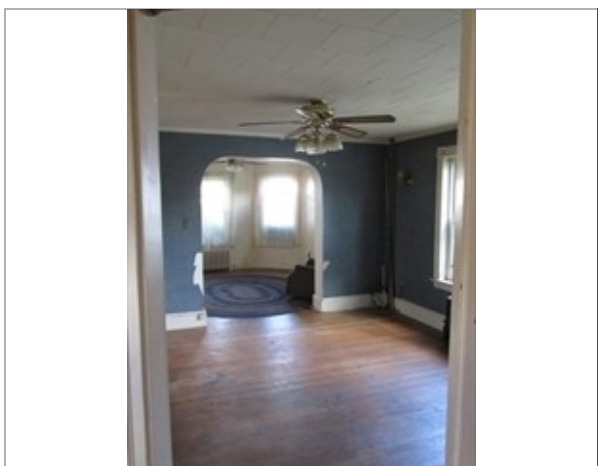
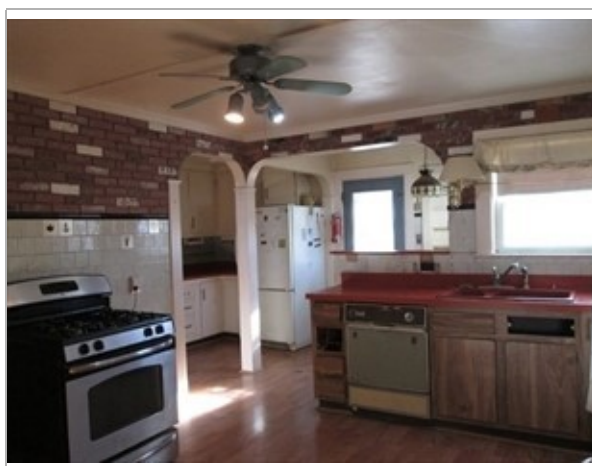
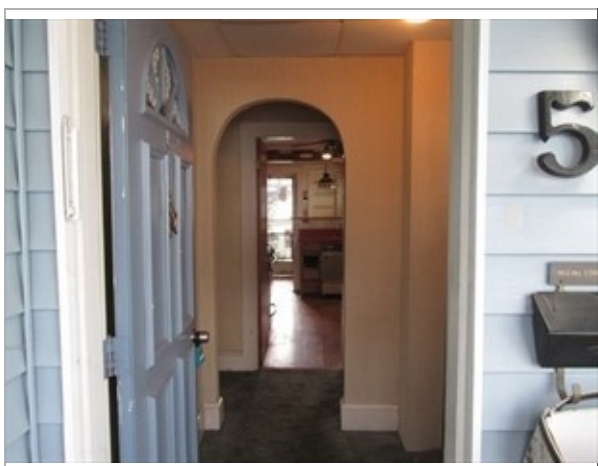
Cash Paid for Upgrades:

Seller Concessions at Closing:

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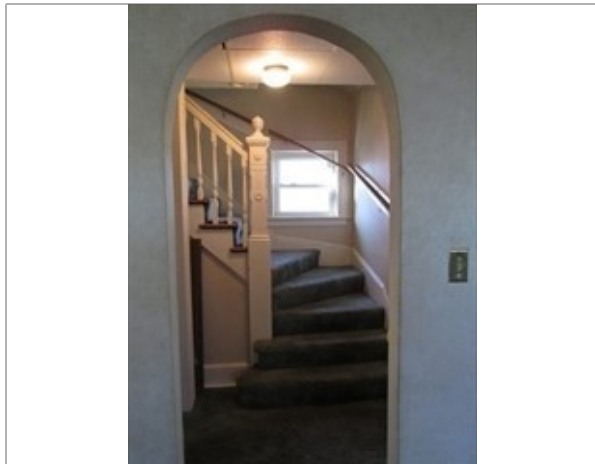
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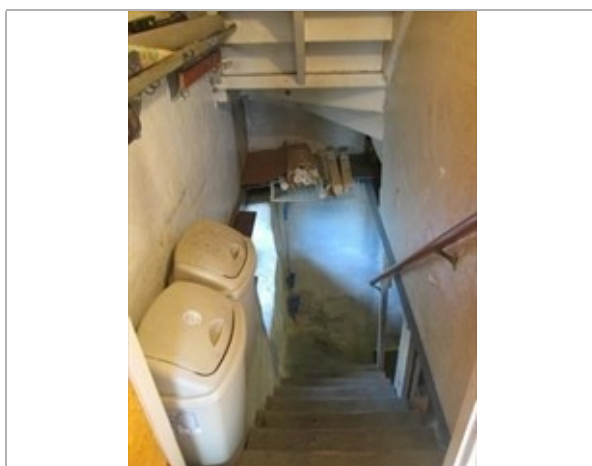
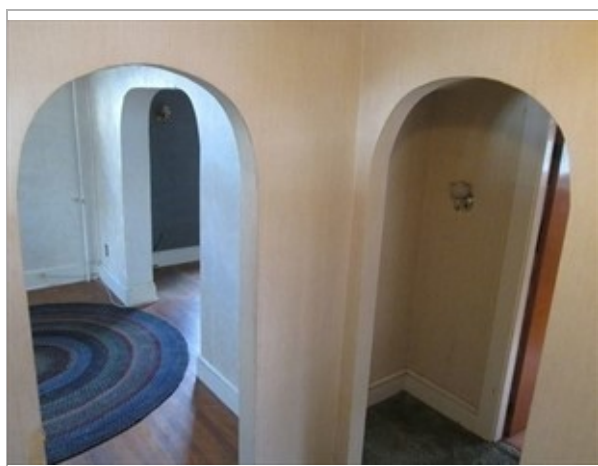
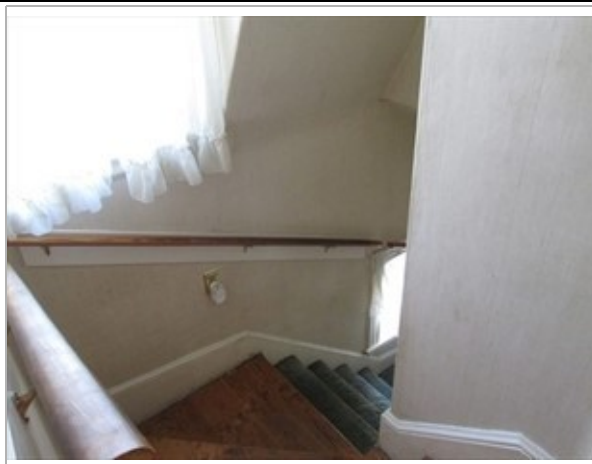
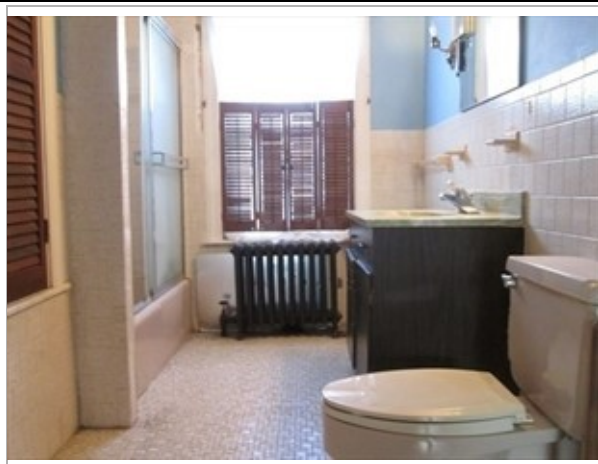
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