



Mark H. Shear

Details on the  
property located at

**55 Nourse St  
Westborough, MA 01581**

MLS # 3520784  
Single Family - Detached

List Price: \$1,300,000

**Berman Property Solutions**

201 Park Ave.  
Worcester, MA 01609  
508-769-9419  
[mshear@bermanpropertysolutions.c  
om](mailto:mshear@bermanpropertysolutions.com)

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### Single Family - Detached

**55 Nourse St  
Westborough, MA 01581  
Worcester County**

List Price: **\$1,300,000**

Style: **Colonial**

Total Rooms: **10**

Color:

Bedrooms: **5**

Grade School: **Armstrong**

Bathrooms: **3f**

Middle School: **Gibbons**

Main Bath: **Yes**

High School: **Westboro High**

Fireplaces: **3**

Approx. Acres: **1.3 (56,724 SqFt)**

Approx. Street Frontage: **206 Ft.**

Handicap Access/Features:

Neighborhood/Sub-Division: **Woodland Preserve**

Directions: **55 Nourse Street (aka Rte. 30) is on the North side of the street just east of Whispering Pine Dr.**

### Remarks

**This FABULOUS 11 Rm, 5BR, 3BA, spacious Custom Colonial boasts 4,230 SF of gross living space & sits on a 1.3-acre wooded lot. Nestled in the Woodland Preserve neighborhood, enjoy miles of trails, Mill Pond access & an outstanding location – w/easy access to major roads, commuter rail, shopping, restaurants, & recreation. Savor decorative crown moldings & a custom-designed kitchen w/eating area, flowing to an open-concept family rm w/fireplace & a raised composite deck w/covered cabana. Elegant dining rm & formal living rm flow off a grand front foyer. On 2nd flr, relish an expansive Master BR suite w/walk-in closet & elegant en-suite bath; 4 add'l BRs; Jack & Jill full BA; & a bonus rm w/fieldstone fireplace & skylights. 1st flr home ofc w/fireplace; heated 3-car garage w/ E.V.R. battery connection; 22 k.w. whole house auto-generator. For storage or expansion, full unfinished bsmt w/bulkhead & unfinished 3rd flr w/stairway access (both rough plumbed). Come see this impressive home!**

### Property Information

Approx. Living Area Total: **4,230 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Other**

Approx. Above Grade: **4,230 SqFt**

Approx. Below Grade: **0 SqFt**

Living Area Disclosures: **Per Archetect drawing plan- Measure does NOT include basement or 3rd Floor walk-up attic open space**

Heat Zones: **3 Forced Air, Gas, Other (See Remarks)**

Cool Zones: **2 Central Air, 2 Units**

Parking Spaces: **9 Off-Street, Paved Driveway**

Garage Spaces: **3 Attached, Under, Garage Door Opener, Heated, Storage, Oversized Parking**

Disclosures: **"Seller Statement of Property Condition" available is available upon request. Instant Hot Water dispenser at kitchen sink is not working.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X16	Flooring - Hardwood, Window(s) - Picture, French Doors, Main Level, Lighting - Overhead, Crown Molding, Decorative Molding
Dining Room:	1	14X16	Flooring - Hardwood, Window(s) - Picture, Main Level, Chair Rail, Lighting - Overhead, Crown Molding, Decorative Molding
Family Room:	1	17X20	Fireplace, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, French Doors, Main Level, Cable Hookup, Recessed Lighting
Kitchen:	1	18X19	Flooring - Hardwood, Window(s) - Picture, Dining Area, Balcony / Deck, Countertops - Stone/Granite/Solid, Countertops - Upgraded, French Doors, Main Level, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Lighting - Overhead
Main Bedroom:	2	14X19	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, Hot Tub / Spa, Cable Hookup, Double Vanity, Recessed Lighting, Lighting - Sconce, Closet - Double
Bedroom 2:	2	13X14	Closet, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, Cable Hookup
Bedroom 3:	2	12X13	Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, Double Vanity, Lighting - Overhead
Bedroom 4:	2	12X13	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, Double Vanity, Lighting - Overhead
Bedroom 5:	2	9X12	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Flooring - Wood, Window(s) - Picture, High Speed Internet Hookup, Lighting - Overhead
Bath 1:	1	7X7	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile

Bath 2:	2	10X12	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting, Lighting - Overhead
Bath 3:	2	8X12	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Double Vanity, Lighting - Overhead
Laundry:	1	6X11	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Dryer Hookup - Electric, Lighting - Overhead
Home Office:	1	10X11	Fireplace, Flooring - Hardwood, Lighting - Overhead
Mud Room:		5X8	Closet, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Mud Room:		5X7	-
Bonus Room:		24X24	-
Other:	B	34X56	-
Other:	3		-

### Features

Appliances: **Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Vacuum System**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes**

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, 220 Volts, 200 Amps, EV Charging Station, Other (See Remarks)**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator**

Exterior: **Clapboard, Wood, Brick**

Exterior Features: **Deck, Deck - Wood, Deck - Composite, Cabana, Gutters, Professional Landscaping, Screens, Integrated Pest Management**

Flooring: **Plywood, Tile, Wall to Wall Carpet, Concrete, Hardwood**

Foundation Size: **35 x 55**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full, Fiberglass, Blown In, Fiberglass - Batts**

Interior Features: **Central Vacuum, Cable Available, Walk-up Attic, French Doors, Internet Available - Broadband, Internet Available - DSL, Internet Available - Fiber-Optic, Internet Available - Satellite**

Lot Description: **Wooded, Paved Drive, Gentle Slope, Sloping**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection, Generator Connection**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

### Firm Remarks

**Call/Text Broker Mark Shear (508-769-9419) w/questions or to schedule a showing appointment and receive access instructions. Buyer Agent MUST attend showings w/client. Recording devices are active on premises. Seller has some timing flexibility. Please be sure to secure home upon departure.**

### Market Information

Listing Date: <b>12/1/2022</b>	Listing Market Time: MLS# has been on for day(s)
Days on Market: Property has been on the market for a total of day(s)	Office Market Time: Office has listed this property for day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price:	Seller Concessions at Closing:
Off Market Date:	

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **Kitchen/:Laundry appliances to stay, other items may be available for purchase by Buyer,TBD.**

Facing Direction: **South**

Green Certified: **No**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1997** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0014 B:000184 L:0**

Assessed: **\$905,700**

Tax: **\$16,746** Tax Year: **2022**

Book: **36713** Page: **301**

Cert: **00106643**

Zoning Code: **R**

Map: **14** Block: **84** Lot: **0**

### Compensation

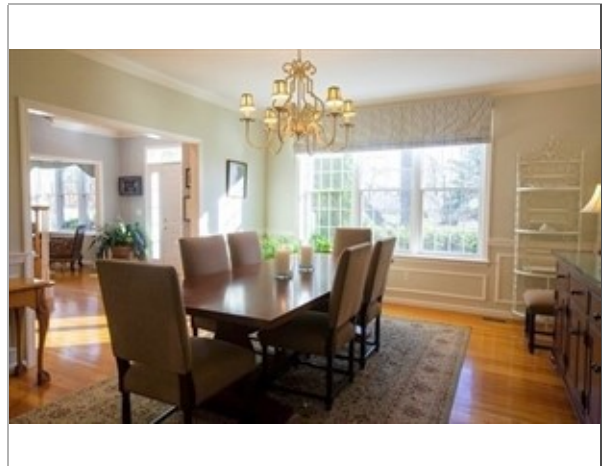
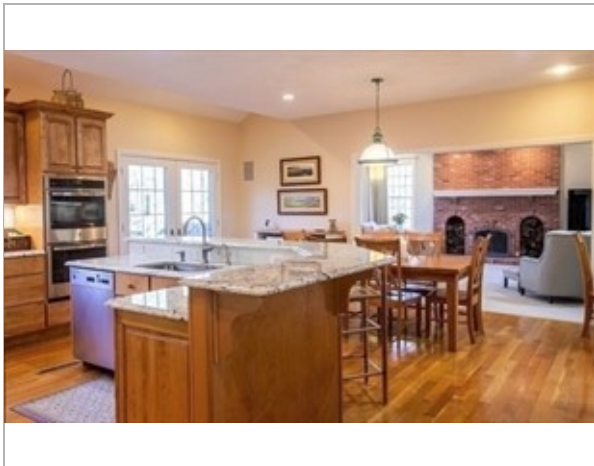
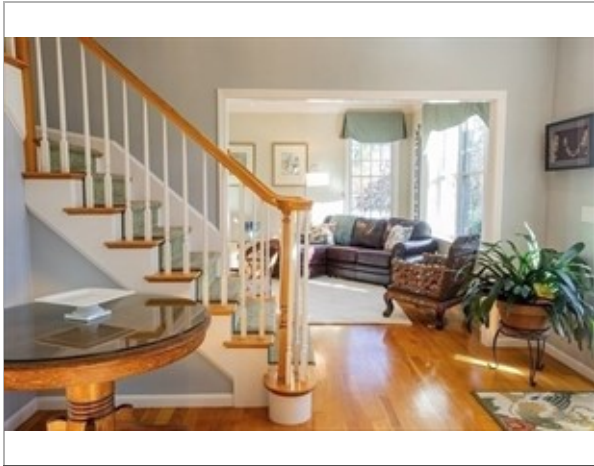
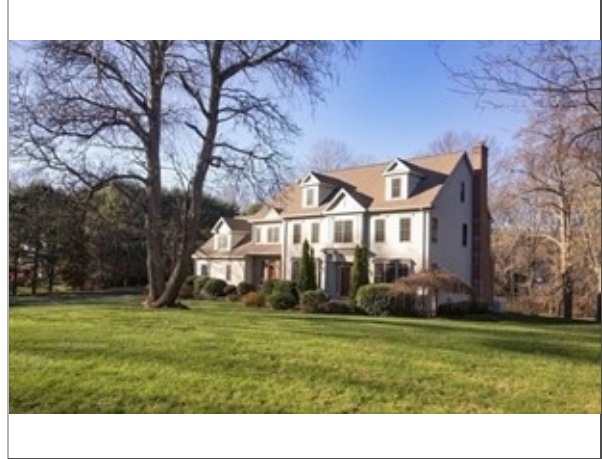
Sub-Agent: **0** Buyer Agent: **1.75**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

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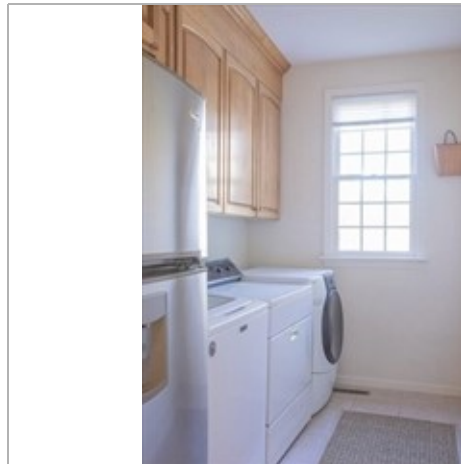
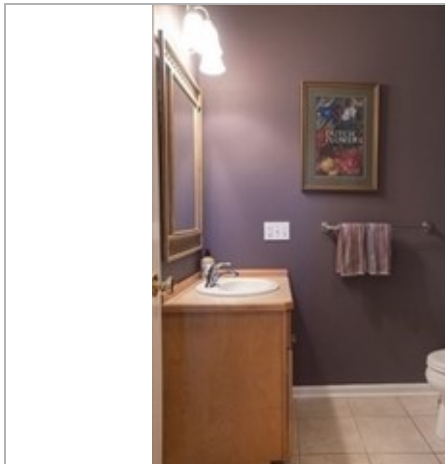


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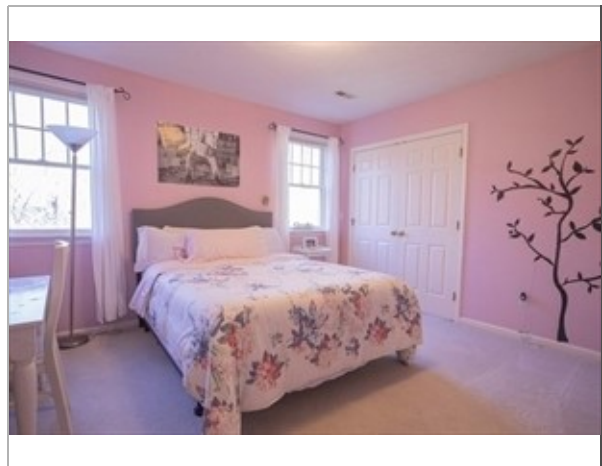
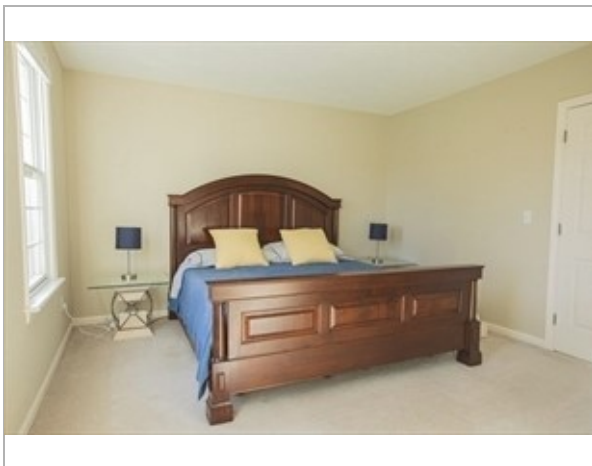
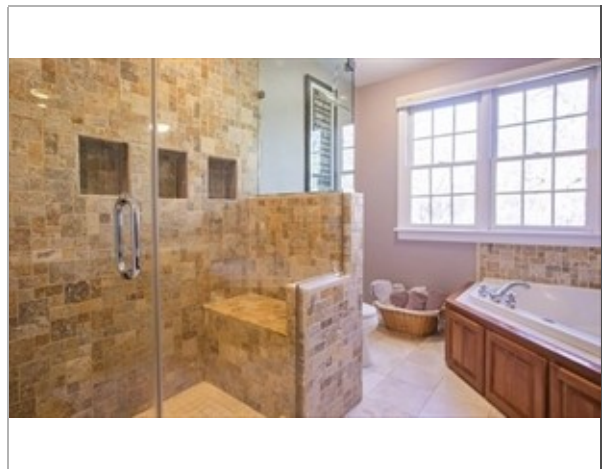
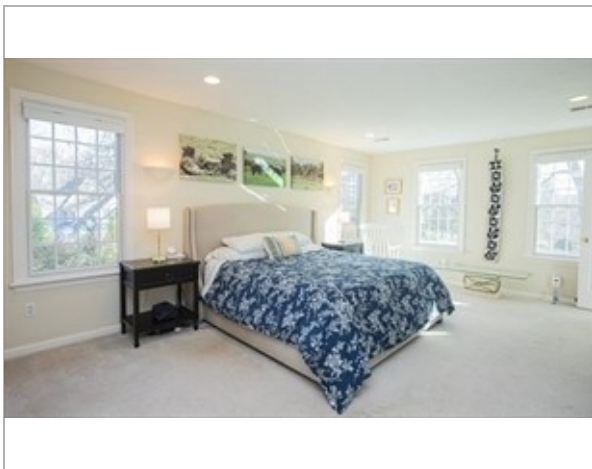
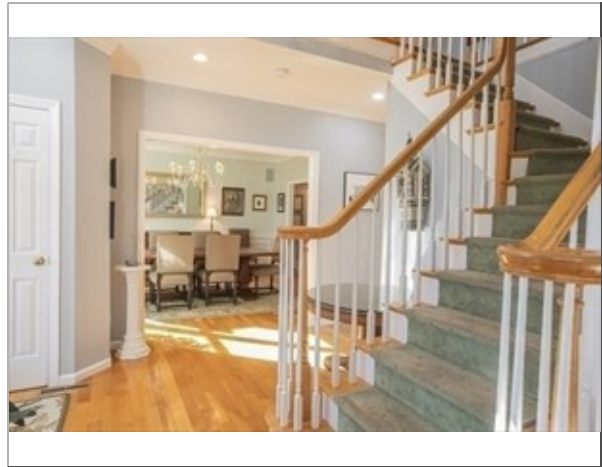
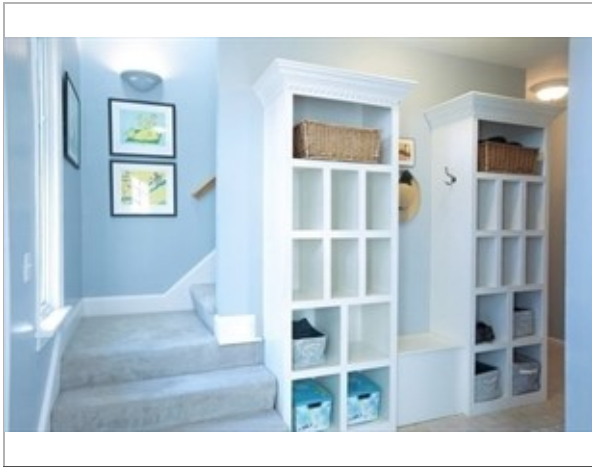
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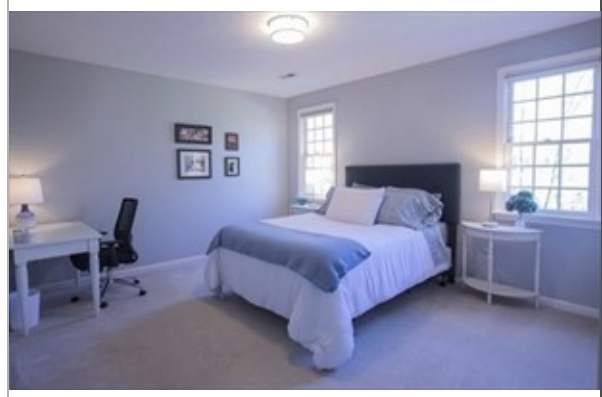
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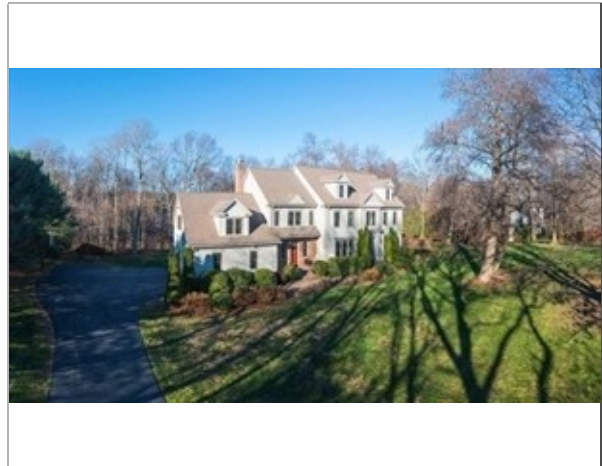
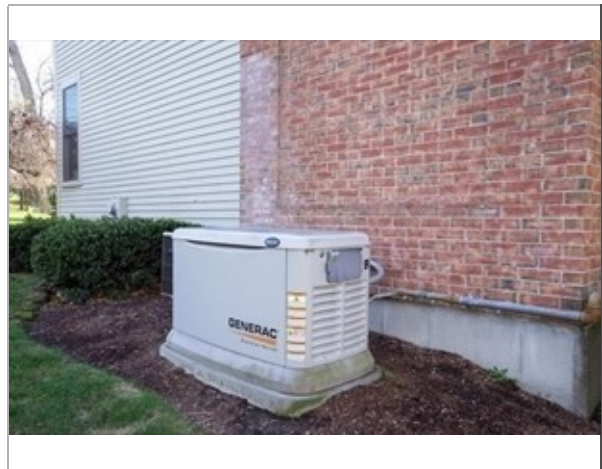
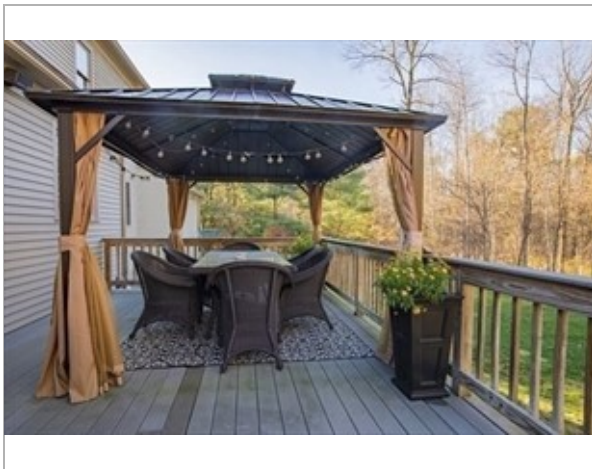
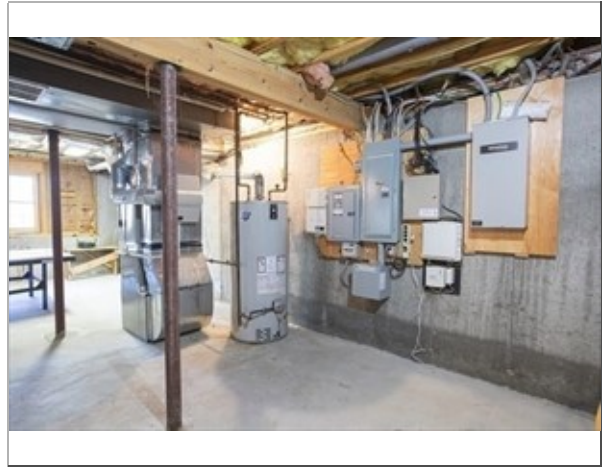


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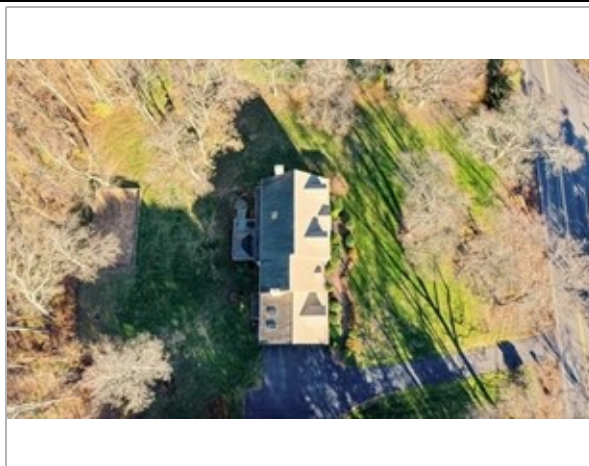
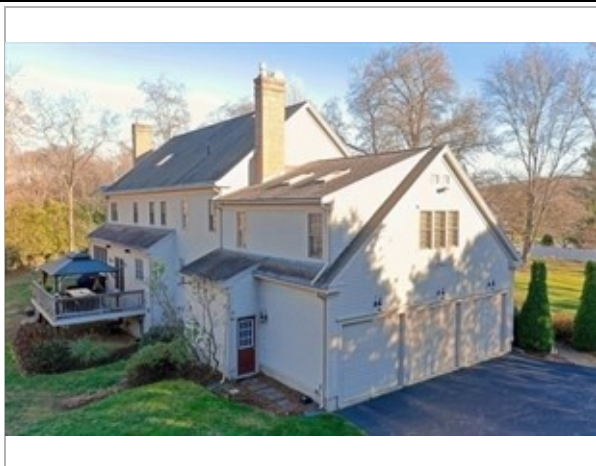


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