

Mark H. Shear

Details on the  
property located at

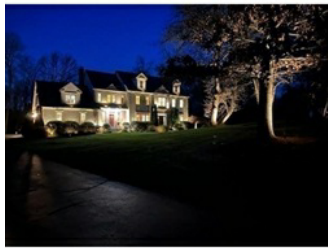
**55 Nourse St  
Westborough, MA 01581**

MLS # 73060828  
Single Family - Detached

List Price: \$1,250,000

**Berman Property Solutions**

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



**MLS # 73060828 - Active  
Single Family - Detached**

<b>55 Nourse St Westborough, MA 01581 Worcester County</b>		List Price: <b>\$1,250,000</b>
Style: <b>Colonial</b>	Total Rooms: <b>10</b>	
Color:	Bedrooms: <b>5</b>	
Grade School: <b>Armstrong</b>	Bathrooms: <b>3f 0h</b>	
Middle School: <b>Gibbons</b>	Main Bath: <b>Yes</b>	
High School: <b>Westboro High</b>	Fireplaces: <b>3</b>	
Approx. Acres: <b>1.3 (56,724 SqFt)</b>	Approx. Street Frontage: <b>206 Ft.</b>	
Handicap Access/Features:		
Neighborhood/Sub-Division: <b>Woodland Preserve</b>		
Directions: <b>55 Nourse Street (aka Rte. 30) is on the North side of the street just east of Whispering Pine Dr.</b>		

**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). Brand NEW ROOF May 2023

**Property Information**

Approx. Living Area Total: <b>4,230 SqFt</b>	Living Area Includes Below-Grade SqFt: <b>No</b>	Living Area Source: <b>Other</b>
Approx. Above Grade: <b>4,230 SqFt</b>	Approx. Below Grade: <b>0 SqFt</b>	
Living Area Disclosures: <b>Per Architect drawing plan - Measure does NOT include basement or 3rd Floor walk-up attic open space</b>		
Heat Zones: <b>3 Forced Air, Gas, Other (See Remarks)</b>		
Cool Zones: <b>2 Central Air, 2 Units</b>		
Parking Spaces: <b>9 Off-Street, Paved Driveway</b>		
Garage Spaces: <b>3 Attached, Under, Garage Door Opener, Heated, Storage, Oversized Parking</b>		
Disclosures: "Seller Statement of Property Condition" is available upon request. Instant Hot Water dispenser at kitchen sink is not working. One of the 3 full baths listed is actually a 3/4 & one is a "Jack & Jill" (MLS input does not accommodate that as an input) (Brand NEW ROOF May 2023)		

**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, High Speed Internet Hookup, 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**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **Kitchen/:Laundry large appliances to STAY, other items may be available for purchase by Buyer,T.B.D**  
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: **Not Offered** Buyer Agent: **2.0**  
Facilitator: **0**  
Compensation Based On: **Net Sale Price**

**Firm Remarks**

Showings by appointment only. Call/Text Broker Mark Shear (508-769-9419) w/questions or to schedule an appointment. Buyer Agent MUST attend showings w/client. Recording devices are active on premises. Please be SURE to SECURE home upon departure.Brand New Roof May 2023

**Market Information**

Listing Date: **11/27/2022**  
Days on Market: Property has been on the market for a total of **100** day(s)  
Expiration Date:  
Original Price: **\$1,300,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **100** day(s)  
Office Market Time: Office has listed this property for **100** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

## Market History for 55 Nourse St, Westborough, MA 01581

MLS #	Date		DOM	DTO	Price
73060828	11/27/2022	Listed for <b>\$1,300,000</b>			\$1,300,000
UAG	1/5/2023	Status Changed to: <b>Under Agreement</b>	39		
BOM	1/11/2023	Status Changed to: <b>Back on Market</b>	39		
WDN	1/11/2023	Status Changed to: <b>Temporarily Withdrawn</b>	39		
	3/16/2023	Price Changed to: <b>\$1,250,000</b>	39		\$1,250,000
BOM	3/16/2023	Status Changed to: <b>Back on Market</b>	39		
	4/13/2023	Buyers Agent Compensation Changed From: <b>1.75</b> To: <b>2.0</b>			
Market History for Office Id: AN3806			100		
Market History for this property			100		

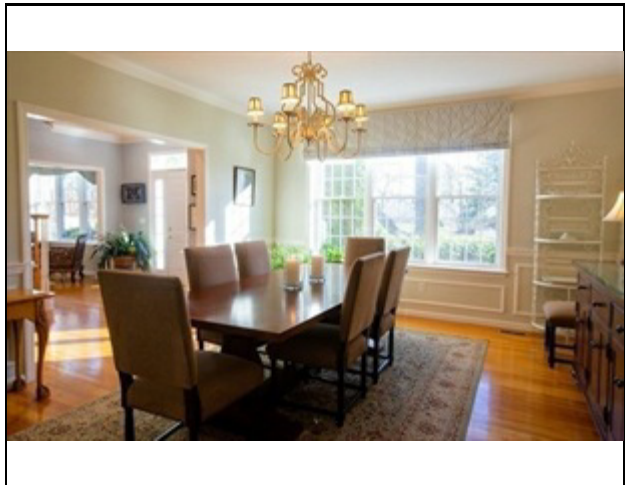
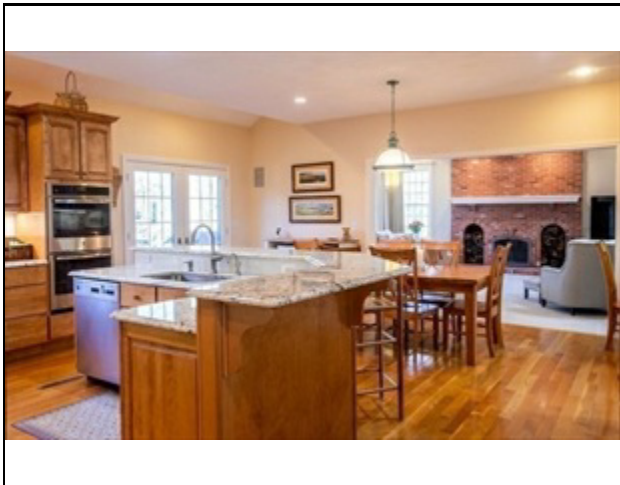
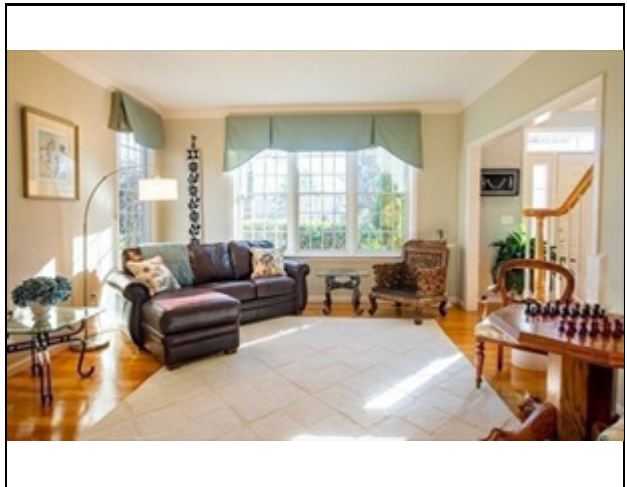
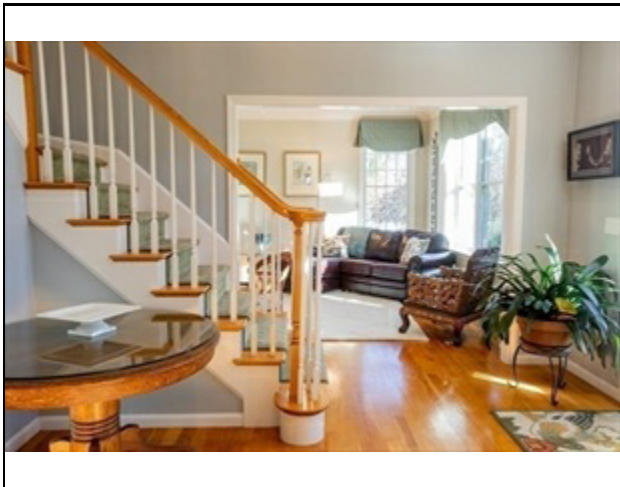
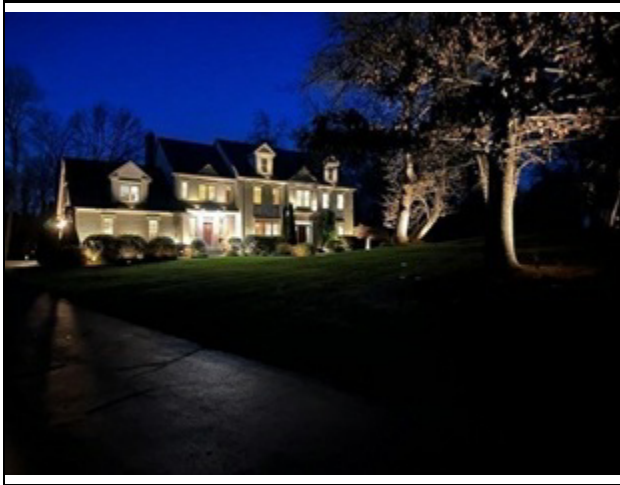
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Date		Amount	%	DOM to PCG	DOM of PCG
11/27/2022	Listed for \$1,300,000				
03/16/2023	Price Changed to: \$1,250,000	\$-50,000	3.85%	39	39
					Listing DOM: 100
					Property DOM: 100

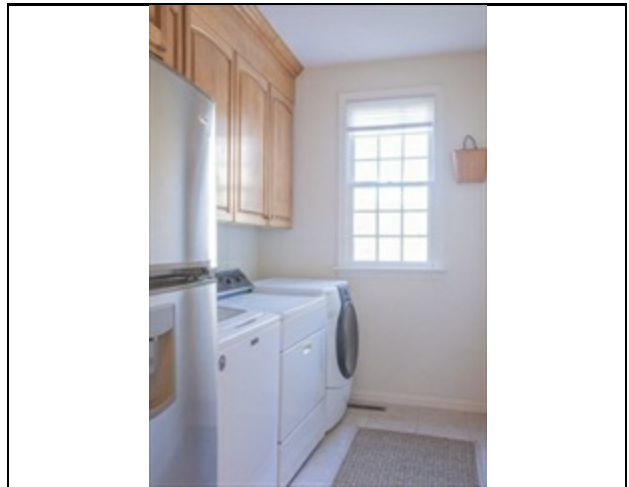
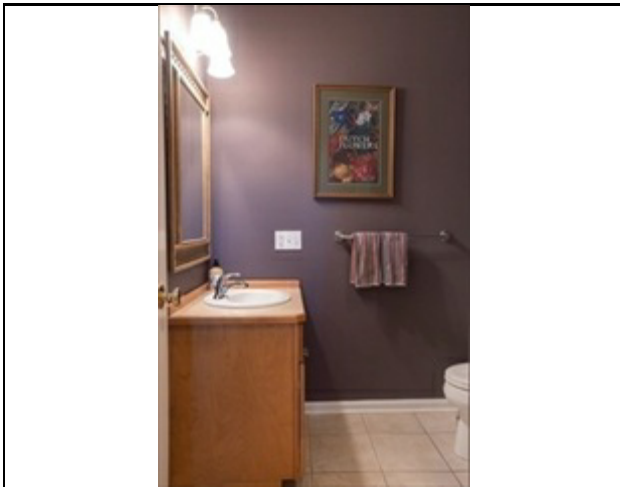
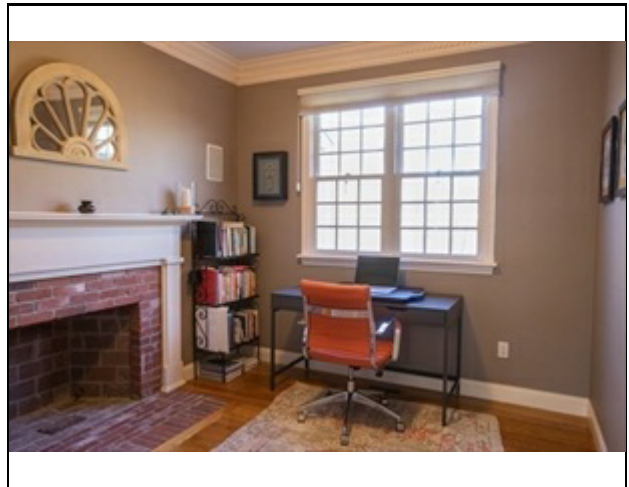
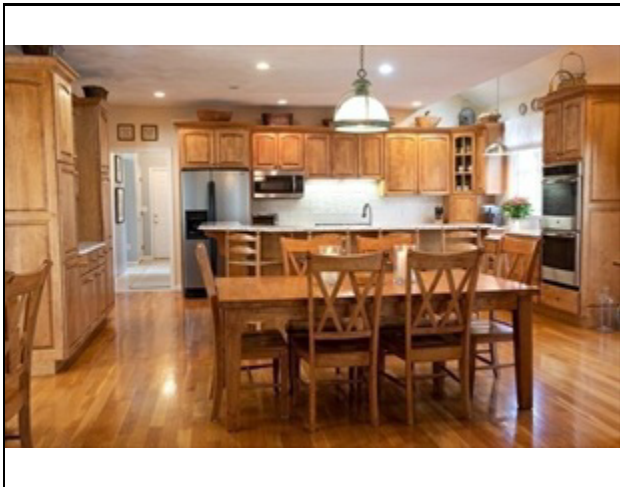
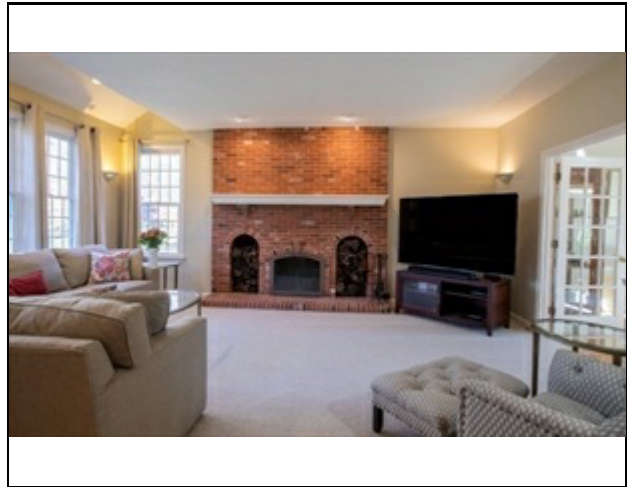
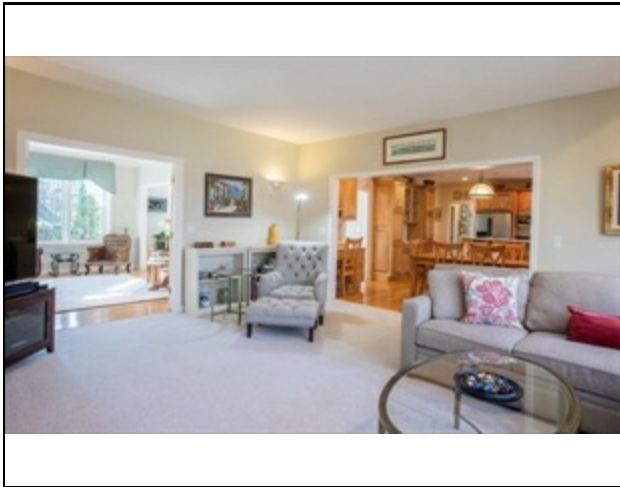
\*\* Calculates and removes Offmarket activity in DOM Timeframe

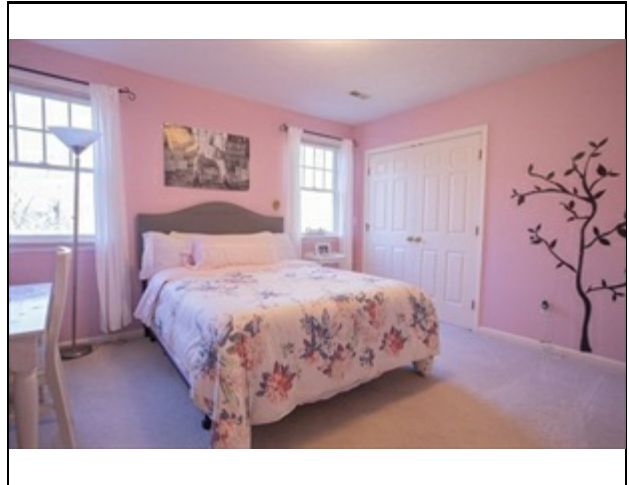
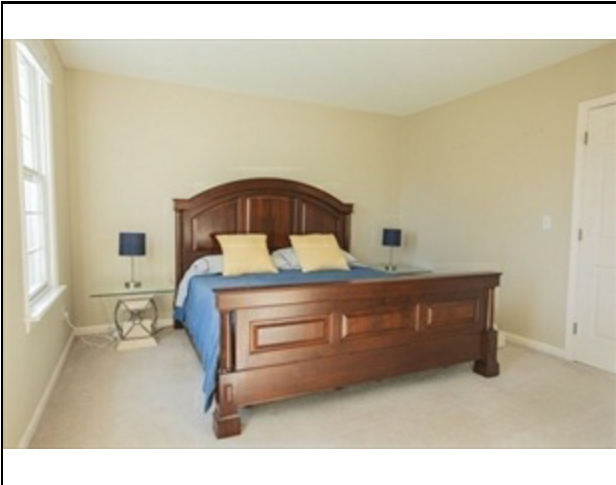
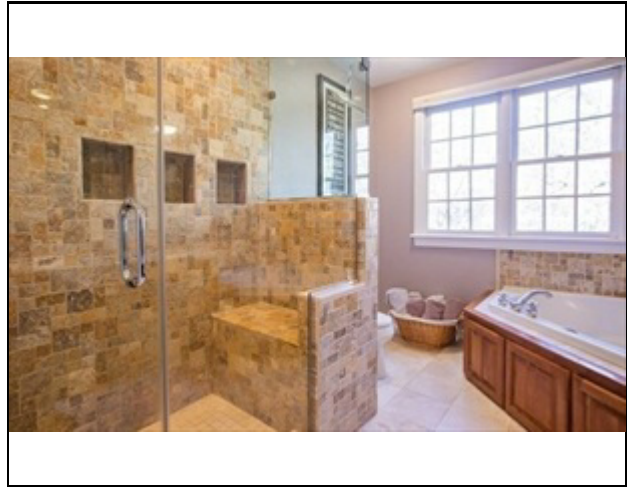
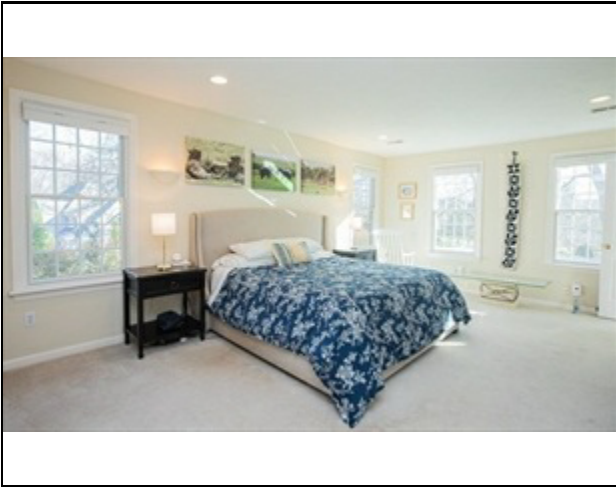
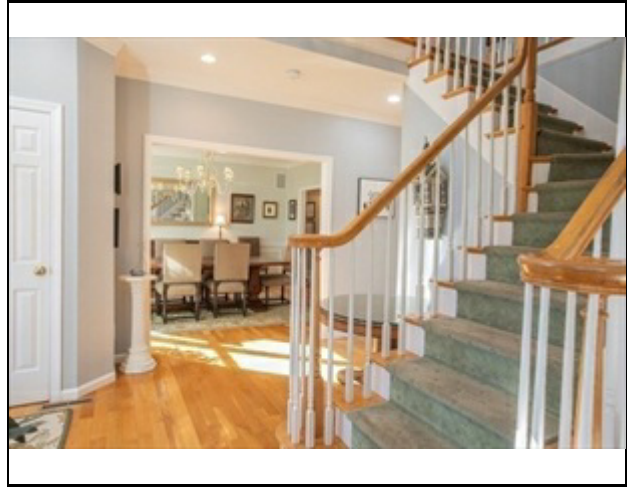
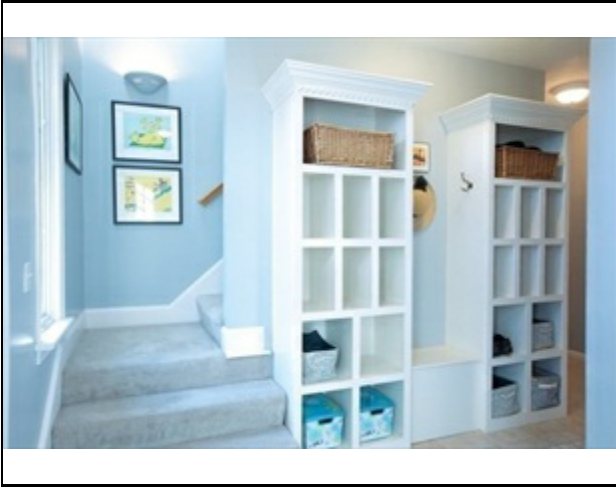
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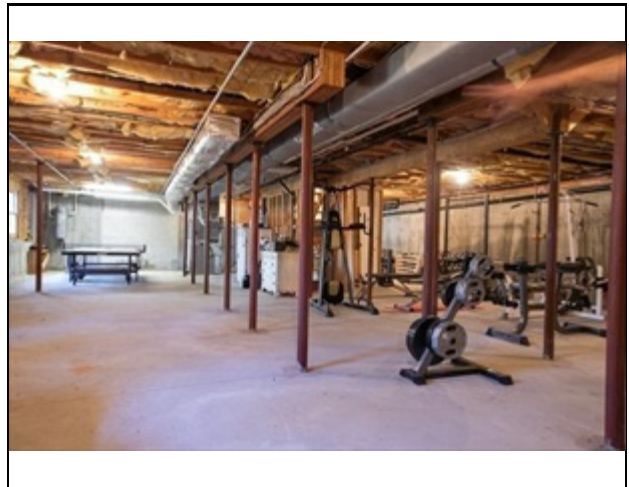
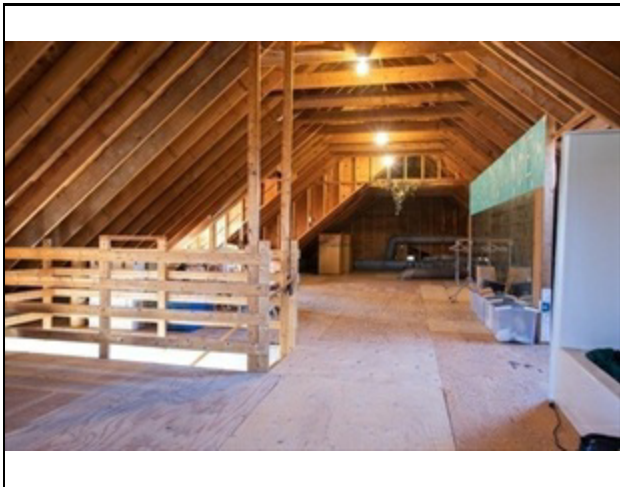
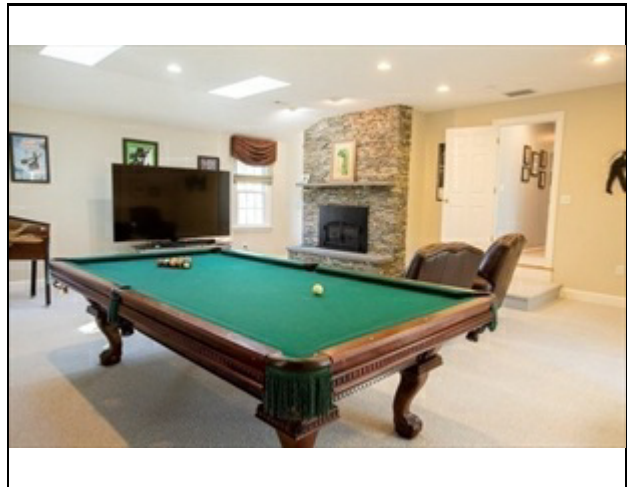
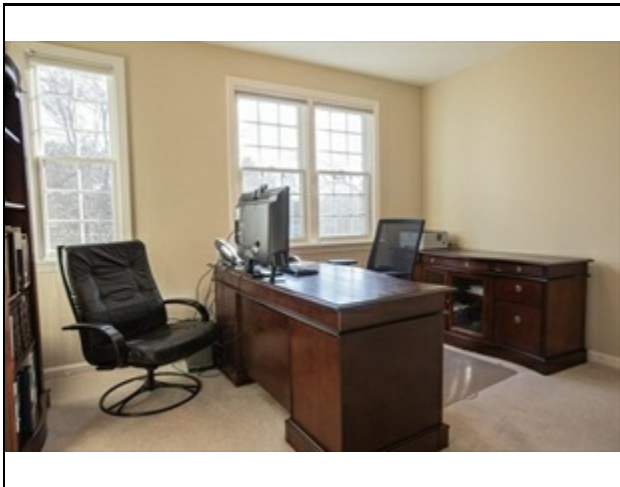
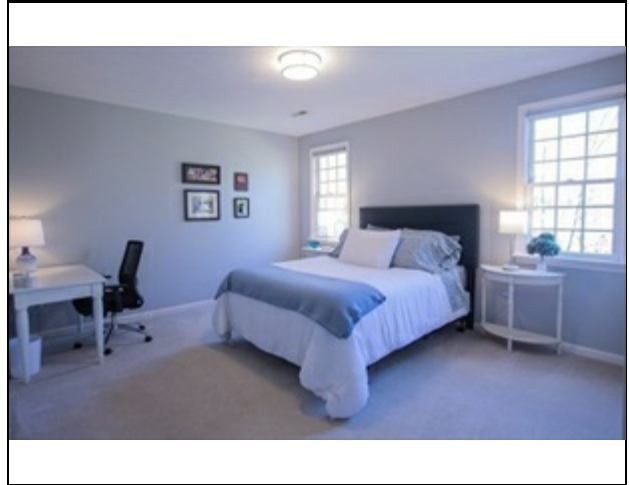
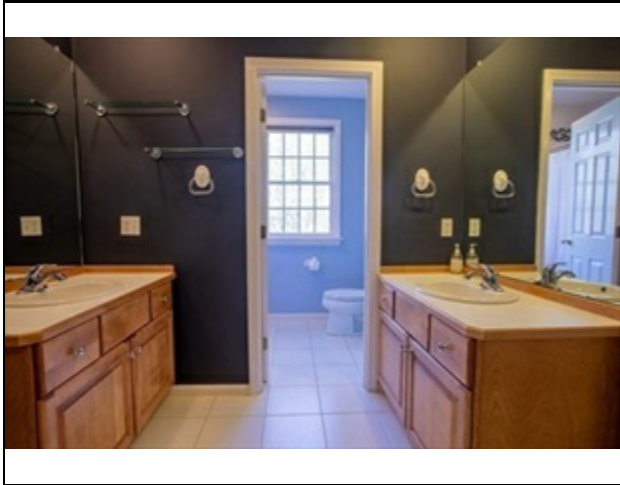








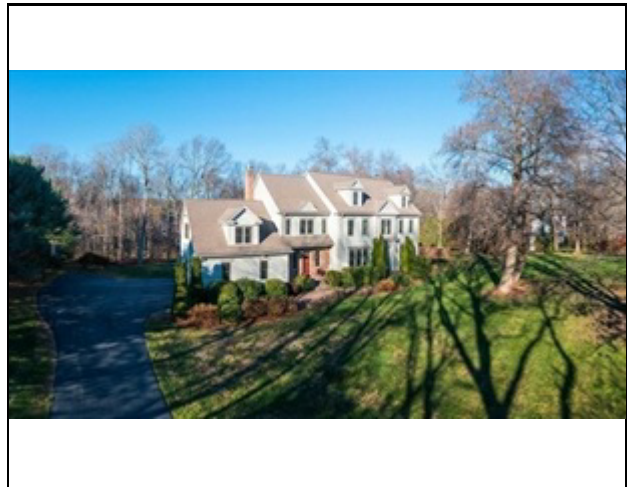
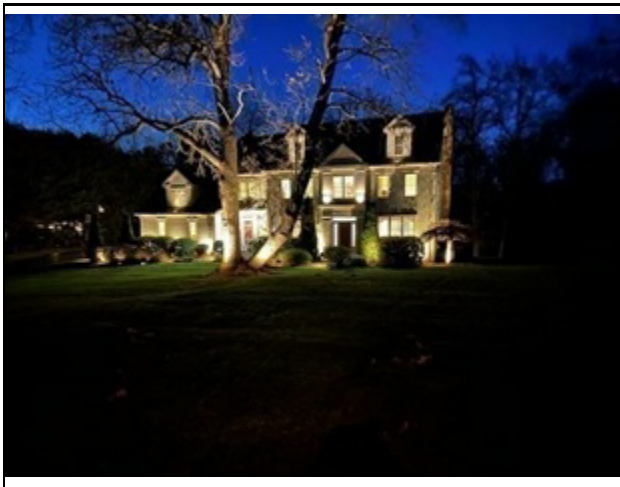
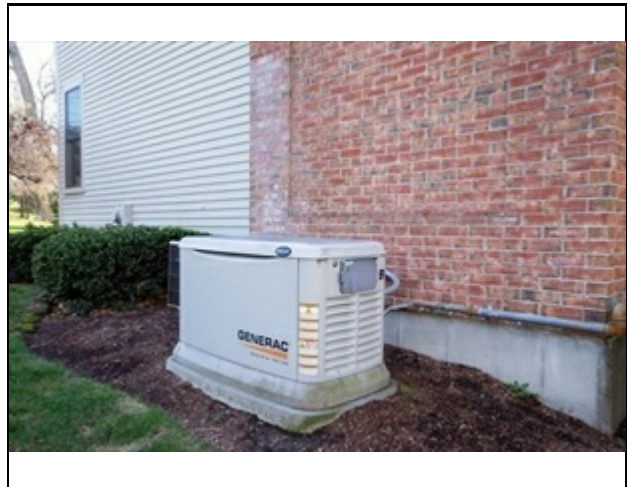
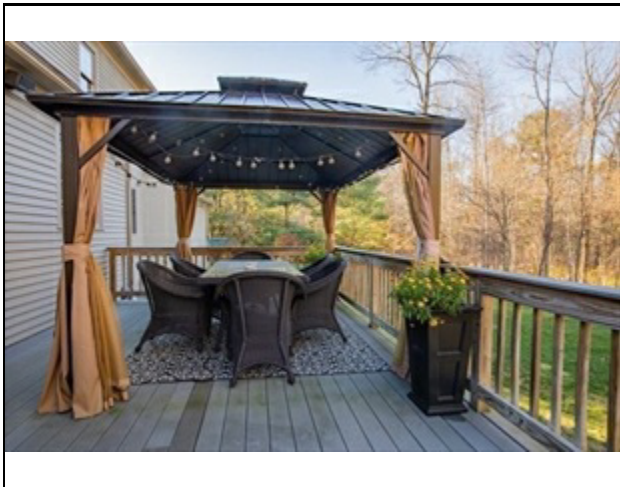
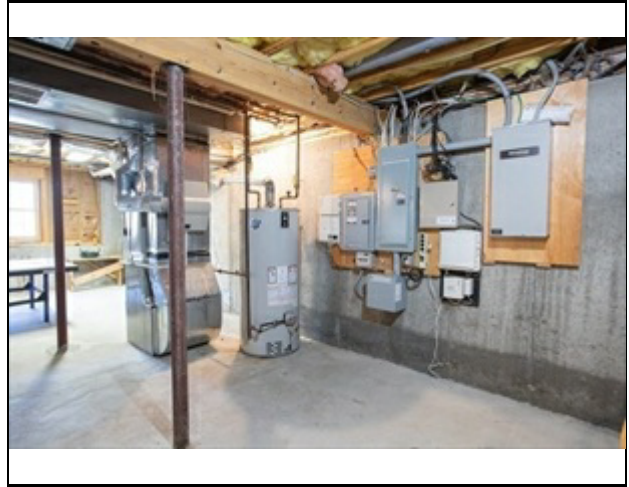
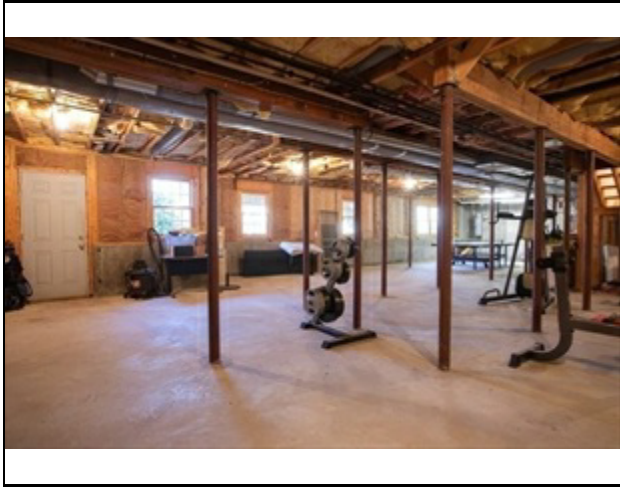






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