



59 MOUNT VIEW DRIVE, CLINTON

\$739,900

**3-BEDROOM
IN-LAW!**



**6
BEDS**



**3.5
BATHS**



**3,208
SQ. FT.**

WELCOME TO 59 MOUNT VIEW DRIVE, CLINTON, MA! Tucked away on a dead-end street and directly across from conservation land, this unique log home offers charm and multi-generational living or flexible use. The main home welcomes you with a relaxing front porch and an inviting open concept layout featuring cathedral ceilings and a stunning stone fireplace with pellet stove in family room. The kitchen opens to a dedicated dining area. The versatile front-to-back room can serve as a bedroom/office/playroom. The enclosed sun-room provides year round enjoyment. Upstairs you will find a spacious primary bedroom, an additional bedroom, and full bath. The attached in-law (2004) boasts a dramatic two story foyer, 3 bedrooms, a large eat-in kitchen, a full bath, private office/playroom, and central air/heat (2022). Additional features include granite counters, recessed lighting, ceiling fans, French door, and washer/dryer hook ups in both units. 7 year roof. Huge 2 car garage (one bay heated), 12 foot garage doors great for RV storage or tradesperson.



S. ELAINE MCDONALD,
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SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H

Marlborough, MA 01752



**MLS # 73408739 - New
Single Family - Detached**

**59 Mount View Drive
Clinton, MA 01510
Worcester County**

Style: **Colonial, Contemporary, Log**
Color: **Brown**
Grade School:
Middle School:
High School:
Approx. Acres: **0.42 (18,436 SqFt)**
Handicap Access/Features:

List Price: **\$739,900**

Total Rooms: **13**
Bedrooms: **6**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Directions: **Near Blossom and Bolton Road - near the Bolton/Lancaster line**

Welcome to 59 Mount View Dr, Clinton, MA! Tucked away on a dead-end street & directly across from conservation land, this unique log home offers charm & multi-generational living or flexible use. The main home welcomes you w/ a relaxing front porch & an inviting open concept layout featuring cath ceilings & a stunning stone FP w/ pellet stove in FR. The kitchen opens to a dedicated dining area. The versatile front to back room can serve as a bedrm/office/playrm. The enclosed sun room provides year round enjoyment. Upstairs, you will find a spacious primary bedrm, an additional bedrm & full bath. The attached in-law (2004) boasts a dramatic two story foyer, 3 bedrms, a large eat-in kitchen, a full bath, private office/playrm, & central air/heat (2022). Additional features include granite counters, recessed lighting, ceiling fans, French door, & washer/dryer hook ups in both units. 7 yr roof. Huge 2 car gar (one bay heated), 12 ft garage doors great for RV storage or tradesperson.

Property Information

Approx. Living Area Total: **3,208 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **3,208 SqFt** Approx. Below Grade:
Living Area Disclosures: **The 2nd floor on left side of home (log cabin) is fueled by electric.**

Heat Zones: **2 Forced Air, Oil, Electric, Propane, Pellet Stove**
Parking Spaces: **6 Off-Street**

Cool Zones: **1 Central Air**
Garage Spaces: **2 Attached, Heated, Storage, Work Area, Side Entry, Oversized Parking**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting offer (1 PDF). Buyer agent courtesy. Offer deadline Mon., 7/28 @ 5pm. Seller can accept offer @ anytime. Inground pool in "as is" cond. Central air in-law only (right side). 12 ft garage doors.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame, Log**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Log, Other (See Remarks)**
Exterior Features: **Porch, Porch - Enclosed, Deck - Wood, Screens, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Laminate**
Foundation Size: **46x25+42x40+**
Foundation Description: **Poured Concrete**
Hot Water: **Electric, Tank**
Interior Features: **Cable Available, French Doors**
Lot Description: **Level**
Road Type: **Public, Paved, Publicly Maint., Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Personal property.**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1970** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0125 B:3693 L:0000**
Assessed: **\$569,600**
Tax: **\$7,576** Tax Year: **2025**
Book: **61920** Page: **221**
Cert: **000000017734**
Zoning Code: **Res**
Map: **0125** Block: **3693** Lot: **0000**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400
Agent: S. Elaine McDonald (978) 838-9444
Team Member(s): Douglas Palino (978) 838-9444

Assessment and Sales Report

Location & Ownership Information

Address: 59 Mount View Dr
Clinton, MA 01510
Map Ref: M: 0125 **B:** 3693 **L:** 0000
Owner 1: Sabri Arwa Subhail
Owner Address: 59 Mount View Dr
Clinton, MA 01510

Zoning:
Owner 2:

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 13
Full Baths: 3
Year Built: 1970

Total Area: 7,142 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Air
Roof Type: Gable
Air Conditioned: Yes
Foundation:

Style: Cape-Cod
Lot Size: 0.42 Acres (18,436 SqFt)
Bedrooms: 6
Half Baths: 0
Basement Type:

Total Living Area: 3,208 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type: Oil
Exterior: Logs
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date: 02/20/2020
Last Sale Book: 61920
Land Value: \$127,800
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0125 **B:** 3693 **L:** 0000
Tax Rate (Comm): 22.03

Last Sale Price: \$420,000
Last Sale Page: 221
Building Value: \$441,800
Total Value: \$569,600
Estimated Tax: \$7,576
Tax Rate (Res): 13.3
Tax Rate (Ind): 22.03

Sales History

Recent Sale #1

Sale Price: \$420,000
Buyer Name: Arwa S Sabri
Lender Name: Total Mtg Svcs
Sale Book: 61920

Sale Date: 02/20/2020
Seller Name: M3 Innovations Inc
Mortgage Amount: \$336,000
Sale Page: 221

Recent Sale #2

Sale Price: \$271,500
Buyer Name: M3 Innovations Inc
Lender Name: Finance America Llc
Sale Book: 60577

Sale Date: 06/20/2019
Seller Name: Joseph H Balding T
Mortgage Amount: \$293,625
Sale Page: 20

Recent Sale #3

Sale Price: \$310,000
Buyer Name: Kimberly Rexford
Lender Name: Option One Mtg Corp
Sale Book: 34207

Sale Date: 07/26/2004
Seller Name: Brian D Rexford
Mortgage Amount: \$248,000
Sale Page: 154

Mortgage History

Recent Mortgage #1

Buyer Name: Arwa S Sabri
Mortgage Amount: \$338,000
Mortgage Book: 64637**Lender Name:** Northpoint Mortgage
Mortgage Date: 03/09/2021
Mortgage Page: 306**Recent Mortgage #2**

Buyer Name: Kimberly Rexford
Mortgage Amount: \$300,000
Mortgage Book: 40083
Discharge Book: 61389
Discharge Date: 11/08/2019**Lender Name:** Countrywide Bank
Mortgage Date: 10/31/2006
Mortgage Page: 377
Discharge Page: 147**Recent Mortgage #3**

Buyer Name: Brian D Rexford
Mortgage Amount: \$150,000
Mortgage Book: 29492**Lender Name:** Ameriquest Mtg Corp
Mortgage Date: 03/28/2003
Mortgage Page: 52**Recent Mortgage #4**

Buyer Name: Brian D Rexford
Mortgage Amount: \$37,500
Mortgage Book: 23091**Lender Name:** New Jersey Mtg & Inv
Mortgage Date: 10/12/2000
Mortgage Page: 331**Recent Mortgage #5**

Buyer Name: Brian D Rexford
Mortgage Amount: \$23,400
Mortgage Book: 18874**Lender Name:** Workers Credit Union
Mortgage Date: 06/02/1997
Mortgage Page: 291**Recent Mortgage #6**

Buyer Name: Brian D Rexford
Mortgage Amount: \$16,000
Mortgage Book: 16913**Lender Name:** Workers Credit Union
Mortgage Date: 03/08/1995
Mortgage Page: 30**Recent Mortgage #7**

Buyer Name: Brian D Rexford
Mortgage Amount: \$103,500
Mortgage Book: 14933**Lender Name:** Security Home Mtg Co
Mortgage Date: 02/03/1993
Mortgage Page: 120

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				311 CLINTON, MA VISION							
SUBHAIL SABRI, ARWA SUHAIL SABRI, HASAN 59 MT VIEW DR CLINTON MA 01510						Description	Code	Appraised	Assessed			Total	569,600	569,600			
						RESIDNTL	1010	430,200	430,200								
						RES LAND	1010	127,800	127,800								
SUPPLEMENTAL DATA						RESIDNTL	1010	11,600	11,600								
GIS ID		F_611666_2980124		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SUBHAIL SABRI, ARWA M3 INOVATIONS INC REXFORD MICHAEL REXFORD BRIAN D		61920 221	02-20-2020	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		60577 20	06-20-2019	U	I	271,500	1M	2025	1010	430,200	2024	1010	451,800	2023	1010	413,300	
		34207 0154	07-26-2004	U	I	310,000	1A		1010	127,800		1010	127,800		1010	116,100	
	14933 0120	02-03-1993			0			1010	11,600		1010	11,600		1010	11,600		
Total								Total	569,600	Total	591,200	Total	541,000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
Total		0.00															
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch													
0001																	
NOTES																	
LOG HOME U/C=12X16 FEP 1/2 REAR DORMER/ 2 EYE DORMER ECO=RR FUNC SEC 2=SIZE												INLAW APT					
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
20120	09-20-2019	WIN				100	02-07-2020	INSTALL ONE WINDOW AND	09-05-2024	DZ	02		99	Cyclical Inspection			
24335	06-18-2004	AD	Addition	28,000	08-05-2004	100			07-22-2020	DJB			11	B.P. Inspection			
									10-11-2019	DTH			99	Cyclical Inspection			
									07-16-2012	DJB			99	Cyclical Inspection			
									08-22-2006	DJB	02		11	B.P. Inspection			
									08-30-2005	DJB	01		11	B.P. Inspection			
									08-05-2004	FB			11	B.P. Inspection			
LAND LINE VALUATION SECTION																	
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nhbd.	Nhbd. Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	1010	Single Family	R2		18,000 SF	6.45	1.10000	6	1.00		1.000			7.1	127,700		
1	1010	Single Family	R2		0.010 AC	7,500.00	1.00000	0	1.00		1.000	04/06/2015 Converted		7,500	100		
Total Card Land Units					18,436 SF	Parcel Total Land Area: 0					Total Land Value			127,800			

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SUBHAIL SABRI, ARWA SUHAIL SABRI, HASAN 59 MT VIEW DR							Description	Code	Appraised	Assessed	311 CLINTON, MA
							RESIDNTL	1010	430,200	430,200	
							RES LAND	1010	127,800	127,800	
CLINTON MA 01510			SUPPLEMENTAL DATA				RESIDNTL	1010	11,600	11,600	VISION
			GIS ID	F_611666_2980124		Assoc Pid#		Total		569,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SUBHAIL SABRI, ARWA M3 INOVATIONS INC REXFORD MICHAEL REXFORD BRIAN D			61920	221	02-20-2020	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed			
			60577	20	06-20-2019	U	I	271,500	1M	2025	1010	430,200	2024	1010	451,800	2023	1010	413,300
			34207	0154	07-26-2004	U	I	310,000	1A		1010	127,800		1010	127,800		1010	116,100
	14933	0120	02-03-1993			0				1010	11,600		1010	11,600		1010	11,600	
			Total						569,600		Total		591,200		Total		541,000	

EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
			Total					0.00	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES			
LOG HOME U/C=12X16 FEP 1/2 REAR DORMER/ 2 EYE DORMER ECO=RR FUNC SEC 2=SIZE			
INLAW APT			

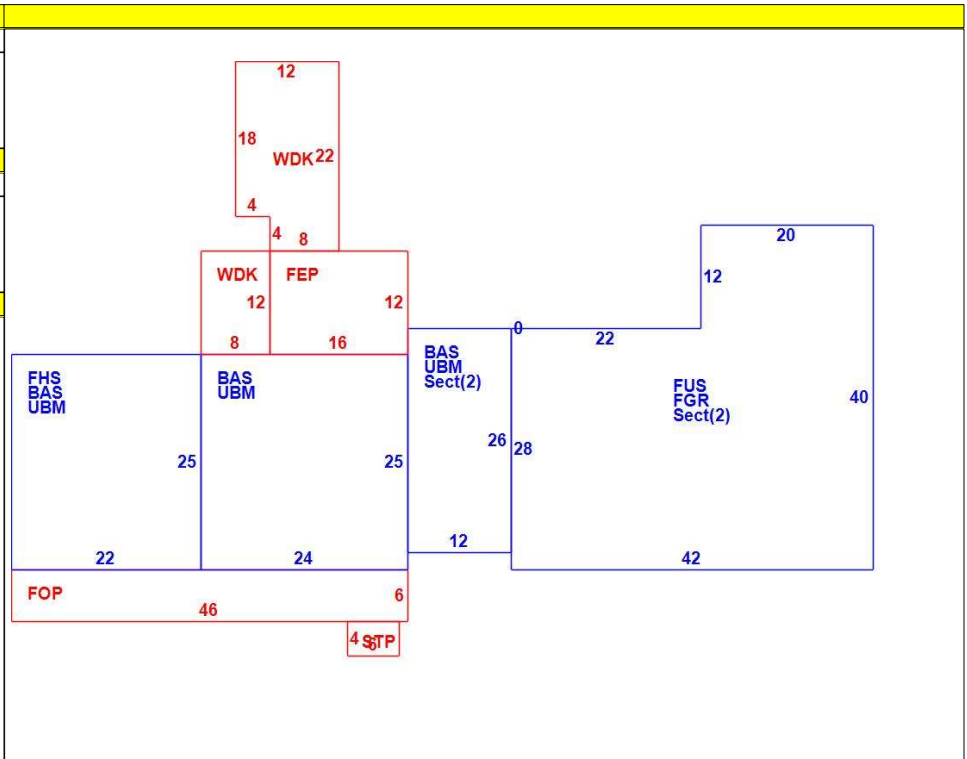
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20120	09-20-2019	WIN				100	02-07-2020	INSTALL ONE WINDOW AND	09-05-2024	DZ	02		99	Cyclical Inspection
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									10-11-2019	DTH			99	Cyclical Inspection
									07-16-2012	DJB			99	Cyclical Inspection
									08-22-2006	DJB	02		11	B.P. Inspection
									08-30-2005	DJB	01		11	B.P. Inspection
									08-05-2004	FB			11	B.P. Inspection

LAND LINE VALUATION SECTION																
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nhbd.	Nhbd. Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	1010	Single Family	R2		18,000	SF	6.45	1.10000	6	1.00				0	7.1	127,700
1	1010	Single Family	R2		0.010	AC	7,500.00	1.00000	0	1.00		04/06/2015 Converted		0	7,500	100
Total Card Land Units					18,436	SF	Parcel Total Land Area: 0					Total Land Value		127,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model:	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	04	Wood Truss			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	04	Concr Abv Grad			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	13				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

COMPLEX INFORMATION	
Element	Description
Parcel Id	
Complex Descr	
Complex Num	
Prc Cmplx Adj	1.00

COST / MARKET VALUATION	
RCN	591,211
Year Built	2004
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	228,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	312	312	312	123.92	38,663
FGR	Garage, Finished	0	1,416	496	43.41	61,464
FUS	Upper Story, Finished	1,416	1,416	1,416	123.92	175,471
UBM	Basement, Unfinished	0	312	62	24.63	7,683
Ttl Gross Liv / Lease Area		1,728	3,456	2,286	13,000.00	283,281



59 MT VIEW DR

Location 59 MT VIEW DR

Mblu 125/ 3693/ / /

Owner SUBHAIL SABRI, ARWA

Assessment \$569,600

PID 3213

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$441,800	\$127,800	\$569,600

Owner of Record

Owner SUBHAIL SABRI, ARWA
Co-Owner SUHAIL SABRI, HASAN
Address 59 MT VIEW DR
CLINTON, MA 01510

Sale Price \$420,000
Certificate
Book & Page 61920/221
Sale Date 02/20/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUBHAIL SABRI, ARWA	\$420,000		61920/221	00	02/20/2020
M3 INOVATIONS INC	\$271,500		60577/20	1M	06/20/2019
REXFORD MICHAEL	\$310,000		34207/0154	1A	07/26/2004
REXFORD BRIAN D	\$0		14933/0120		02/03/1993

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 1,480
Replacement Cost: \$294,930
Building Percent Good: 68
Replacement Cost Less Depreciation: \$200,600

Building Photo

 Building Photo

https://images.vgsi.com/photos/ClintonMAPhotos/0029\3213_3213_1_1..

Building Attributes

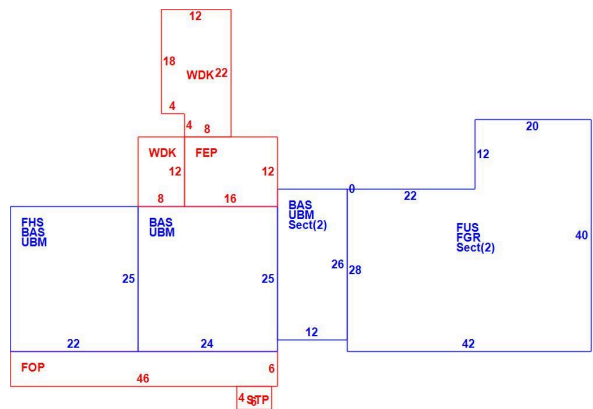
Grade:	Average
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Wood Truss
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Concr Abv Grad
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/ClintonMAPhotos/default.jpg>)

Building Layout



([ParcelSketch.ashx?pid=3213&bid=3213](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,416	1,416
BAS	First Floor	312	312
FGR	Garage, Finished	1,416	0
UBM	Basement, Unfinished	312	0
		3,456	1,728

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FPL1	FIREPL 1 ST	1.00 UNITS	1

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.42
Frontage 0
Depth 0
Assessed Value \$127,800

Outbuildings

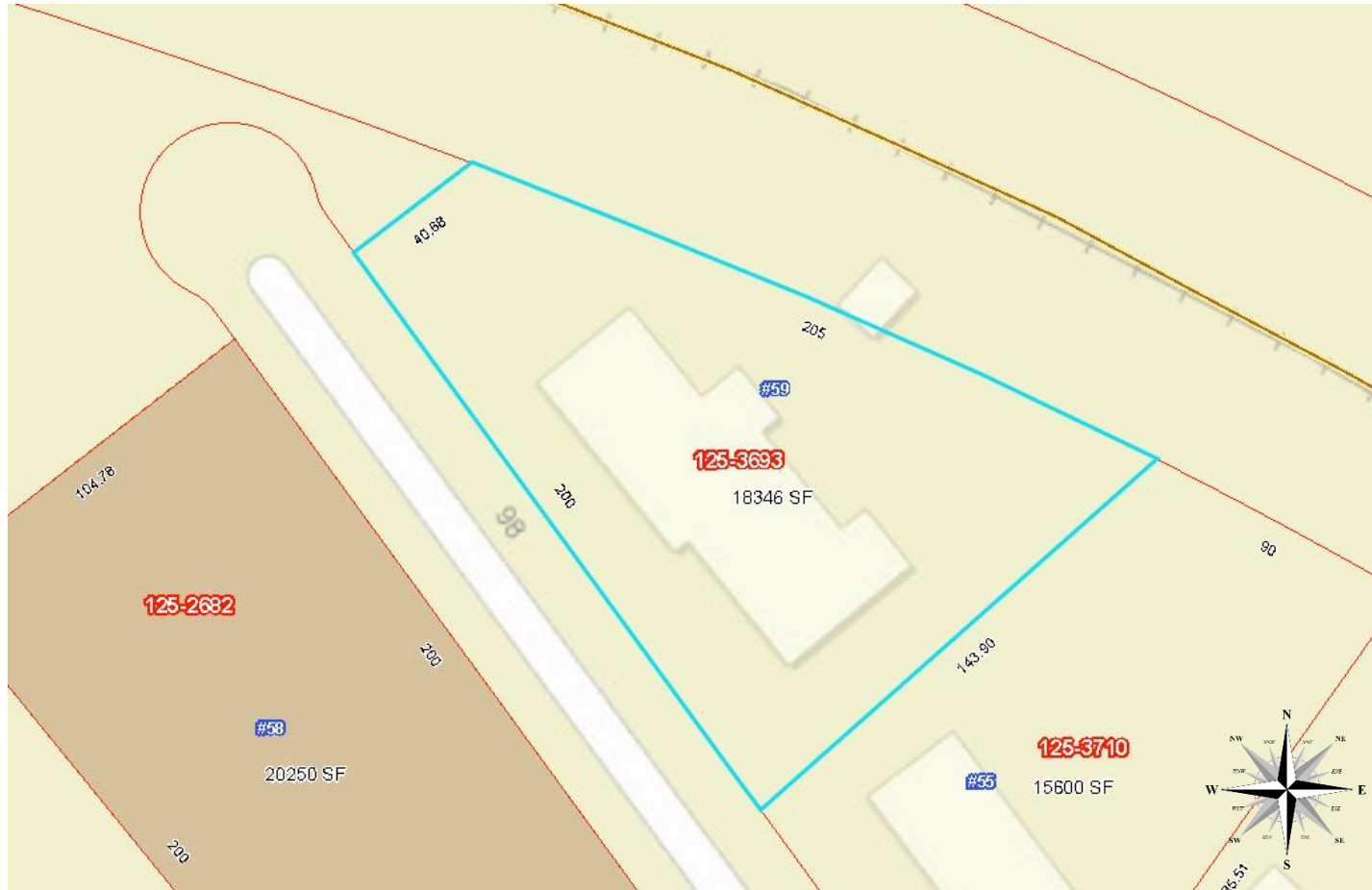
Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
SPL2	POOL, VINYL,IN			512.00 S.F.	1
FGR1	GARAGE-AVG			624.00 S.F.	1

Valuation History

Assessment				
Valuation Year	Improvements	Land	Total	
2025	\$441,800	\$127,800	\$569,600	
2024	\$463,400	\$127,800	\$591,200	
2023	\$424,900	\$116,100	\$541,000	



59 Mount View Drive, Clinton



S. Elaine McDonald, ABR, CNE, CRS, GRI, LMC

Real Estate Consultant, Licensed Since 1989, MA License #90417
Direct: 888-838-9444 Cell: 978-875-0097
Email: elaine@elainemcdonald.com

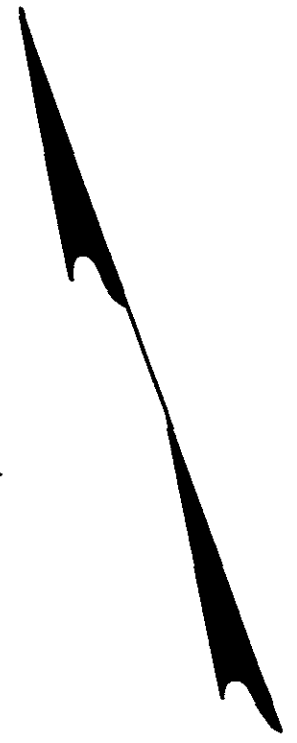
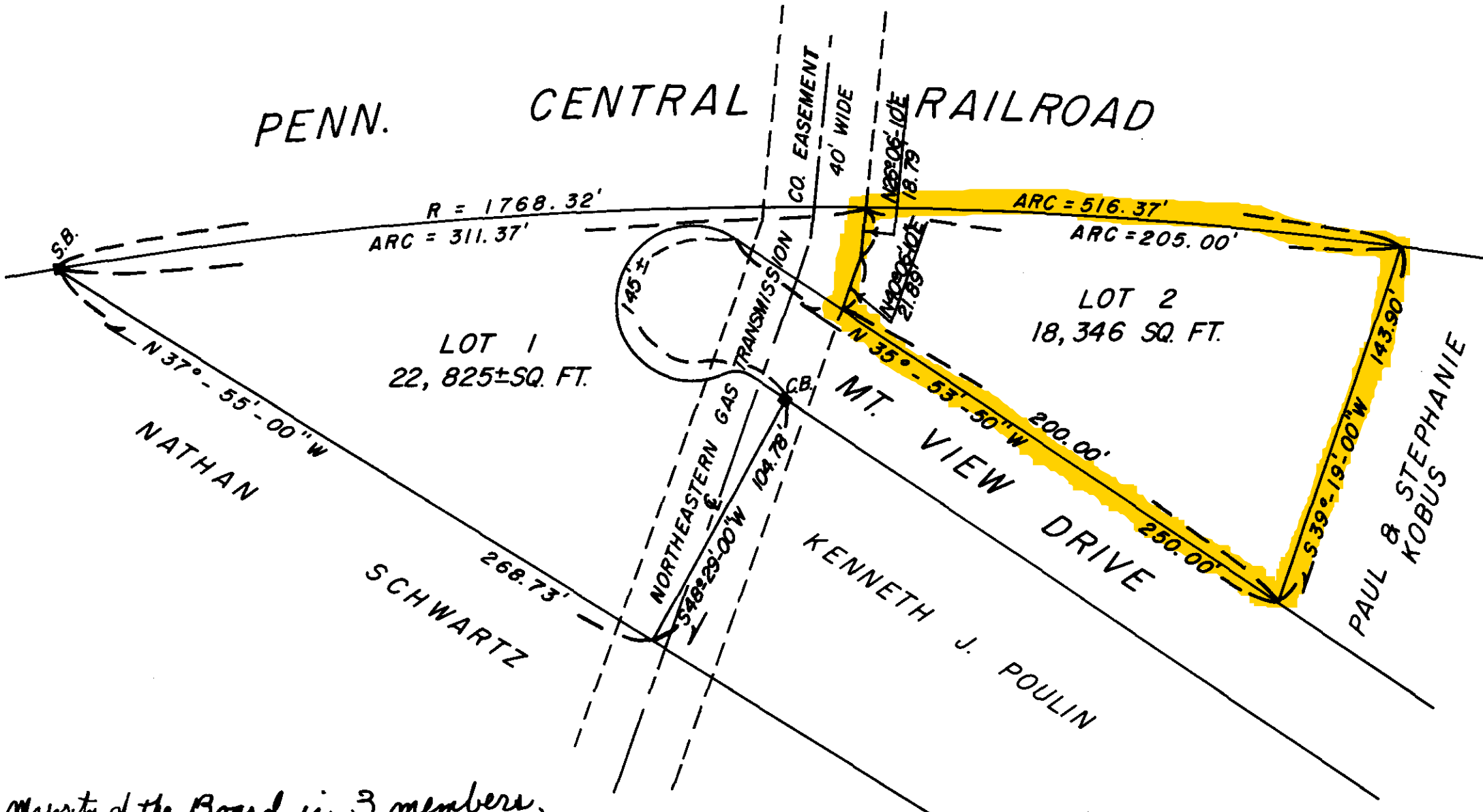
Search Homes Instantly at www.elainemcdonald.com



4 Mount Royal Avenue, Suite 110H, Marlborough, MA 01752

Offices in Marlborough, Franklin, Grafton, Hopkinton, Holliston, Medfield, Westborough, Natick, and Framingham

PENN. CENTRAL RAILROAD



Majority of the Board is 3 members.

CLINTON PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED. C 4) S 81-P
DATE: August 3, 1971
<i>William P. Constantino Jr.</i>
<i>Michael V. Kelly</i>

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA

PLAN BOOK 352 PLAN 79

Received AUG 31 1971

12 h 03 m P M

Sheet 1 of 1

ATTEST: *Anthony J. [Signature]*
Register

Charles A. Perkins

PLAN OF LAND IN
CLINTON, MASS.
MADE FOR
PAUL & STEPHANIE KOBUS

SCALE: 1" = 50' JULY, 1971

CHARLES A. PERKINS CO. INC.
CIVIL ENGINEERS & SURVEYORS
CLINTON, MASS.

PLAN NO. S-2634