



73 HOWLAND STREET, MARLBOROUGH

\$499,900

**CONVENIENTLY
LOCATED!**



**3
BEDS**



**2
BATHS**



**1,260
SQ. FT.**

WELCOME TO 73 HOWLAND STREET, MARLBOROUGH, MA! This delightful 3-bedroom 2-bath Craftsman style home with a lovely front porch offers the perfect blend of classic character and modern conveniences. Step inside and you will immediately notice the beautiful hardwood floors and natural woodwork that gives this home its' warm and inviting feel. The kitchen features new laminate flooring, a gas stove, recessed lighting, crown moldings, and easy access to mudroom. The formal dining room boasts a walkout bay window, built-in hutch and opens seamlessly to the spacious living room ideal for relaxation. Upstairs, leads to 3-bedrooms, a full bath, and hall closet with a custom California Closet design for smart stylish storage. Additional highlights are a 1-car gar with storage, 90% newer Anderson windows, new front and rear doors, exterior painted 2024, efficient HTP tankless heat/hot water, and circuit breakers. Enjoy the rear yard for summer cookouts. A fantastic location near major highways, Apex Center, Rail Trail, and all major shopping.



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

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



**MLS # 73409302 - New
Single Family - Detached**

**73 Howland St
Marlborough, MA 01752
Middlesex County**
Style: **Colonial, Bungalow, Craftsman**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.16 (6,908 SqFt)**
Handicap Access/Features:
Directions: **off Elm St, near Chestnut**

List Price: **\$499,900**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage:

Welcome to 73 Howland St, Marlborough, MA! This delightful 3-bedroom 2-bath Craftsman style home with a lovely front porch offers the perfect blend of classic character & modern conveniences. Step inside & you will immediately notice the beautiful hardwood floors & natural woodwork that gives this home its' warm & inviting feel. The kitchen features new laminate flooring, a gas stove, recessed lighting, crown moldings, & easy access to mudroom. The formal DR boasts a w/out bay window, built-in hutch & opens seamlessly to the spacious LR ideal for relaxation. Upstairs, leads to 3-bedrms, a full bath, & hall closet w/ a custom California Closet design for smart stylish storage. Additional highlights are a 1-car gar w/ storage, 90% newer Anderson windows, new front & rear doors, exterior painted 2024, efficient HTP tankless heat/hot water, & circuit breakers. Enjoy the rear yard for summer cookouts. A fantastic location near major highways, Apex Center, Rail Trail, & all major shopping.

Property Information

Approx. Living Area Total: **1,260 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,260 SqFt** Approx. Below Grade:
Living Area Disclosures: **Electric heat in the top right bedroom**

Heat Zones: **1 Hot Water Radiators, Gas, Electric** Cool Zones: **0 None**
Parking Spaces: **3 Off-Street, Paved Driveway** Garage Spaces: **1 Detached, Storage**
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting offer (1 PDF). Buyer agent courtesy. Seller can accept offer @ anytime. Subject to sellers finding housing.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X11	Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1	12X11	Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	13X10	Flooring - Laminate, Breakfast Bar / Nook, Recessed Lighting, Crown Molding
Main Bedroom:	2	13X13	Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	11X10	Closet, Flooring - Hardwood
Bedroom 3:	2	12X7	Closet, Flooring - Hardwood
Bath 1:	1	7X6	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2	7X6	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Gas, Washer Hookup
Mud Room:	1	5X5	Flooring - Vinyl, Exterior Access
Foyer:	1	8X7	Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
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, Private School, Public School, T-Station, University**
Basement: **Yes Full**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Porch, Screens, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size: **26x24+**
Foundation Description: **Fieldstone**
Hot Water: **Tankless**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal property**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1915** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:056 B:049 L:000**
Assessed: **\$357,000**
Tax: **\$3,520** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: **56** Block: Lot: **49**

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: 73 Howland St
Marlborough, MA 01752
Map Ref: M: 056 **B:** 049 **L:** 000
Owner 1: Louis G Trudeau
Owner Address: 73 Howland St
Marlborough, MA 01752

Zoning:
Owner 2: Lisa J Vaccaro

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 7
Full Baths: 2
Year Built: 1915

Total Area: 2,116 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Steam
Roof Type: Gable
Air Conditioned: No
Foundation:

Style: Conventional
Lot Size: 0.16 Acres (6,908 SqFt)
Bedrooms: 2
Half Baths: 0
Basement Type:

Total Living Area: 1,260 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 624 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior:
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date: 09/29/1998
Last Sale Book: 0
Land Value: \$182,000
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 056 **B:** 049 **L:** 000
Tax Rate (Comm): 16.96

Last Sale Price: \$130,000
Last Sale Page: 0
Building Value: \$175,000
Total Value: \$357,000
Estimated Tax: \$3,520
Tax Rate (Res): 9.86
Tax Rate (Ind): 16.96

Sales History

Recent Sale #1

Sale Price: \$130,000
Buyer Name: Louis G Trudeau
Lender Name: Marlborough Svgs Bk
Sale Book: 0

Sale Date: 09/29/1998
Seller Name: Richard D Edelman
Mortgage Amount: \$102,000
Sale Page: 0

Mortgage History

Recent Mortgage #1

Buyer Name: Louis G Trudeau
Mortgage Amount: \$40,000
Mortgage Book: 83069

Lender Name: St Marys Credit Union
Mortgage Date: 07/31/2024
Mortgage Page: 301

Recent Mortgage #2

Buyer Name: Louis G Trudeau
Mortgage Amount: \$144,000
Mortgage Book: 59804

Lender Name: St Marys Credit Union
Mortgage Date: 08/21/2012
Mortgage Page: 240

Recent Mortgage #3

Buyer Name: Lisa J Trudeau
Mortgage Amount: \$15,000
Mortgage Book: 50060
Discharge Book: 60085
Discharge Date: 09/25/2012

Lender Name: Marlborough Svgs Bk
Mortgage Date: 09/05/2007
Mortgage Page: 347
Discharge Page: 107

Recent Mortgage #4

Buyer Name: Lisa J Trudeau
Mortgage Amount: \$40,000
Mortgage Book: 213

Lender Name: Marlborough Svgs Bk
Mortgage Date: 07/30/2003
Mortgage Page: 449

Recent Mortgage #5

Buyer Name: Richard D Edelman
Mortgage Amount: \$95,000
Mortgage Book: 0

Lender Name: Meridian Mtg Corp
Mortgage Date: 10/12/1993
Mortgage Page: 0

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								228 MARLBOROUGH, MA VISION																	
TRUDEAU LOUIS G LISA J VACCARO 73 HOWLAND ST MARLBOROUGH MA 01752		1 Level		1 All Public		1 Paved		2 Suburban		Description		Code		Assessed		Assessed																			
										RES BLDG		1010		170,500		170,500																			
										RES LAND		1010		182,000		182,000																			
										RES BLDG		1010		4,500		4,500																			
SUPPLEMENTAL DATA																																			
Alt Prcl ID 56/49// Deed Ref 85583-4 Aff Housin Schedule I LCD CERT GIS ID M_195111_899834										PROBATE Assoc Pid#																									
										Total		357,000		357,000																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
TRUDEAU LOUIS G				29155 0383		09-29-1998		Q I		130,000		00		Year		Code		Assessed		Year		Code		Assessed											
														2025		1010		170,500		2024		1010		162,500		2023		1010		181,000					
																1010		182,000				1010		165,500				1010		129,000					
																1010		4,500				1010		4,500				1010		1,600					
										Total		357,000		Total		332,500		Total		311,600															
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																																			
Nbhd		Nbhd Name				B		Tracing				Batch																							
0050																																			
NOTES																																			
										Appraised Bldg. Value (Card)										170,500															
										Appraised Xf (B) Value (Bldg)										0															
										Appraised Ob (B) Value (Bldg)										4,500															
										Appraised Land Value (Bldg)										182,000															
										Special Land Value										0															
										Total Appraised Parcel Value										357,000															
										Valuation Method										C															
										Total Appraised Parcel Value										357,000															
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpose/Result							
2018-01049		08-22-2018		RS		Residential				09-19-2018		100				INSTALL 8 REPLACEMENT W		09-19-2018		TB		02				13		Building Permit							
2016-01520		10-05-2016		RS		Residential				12-08-2016		100				REPLACE 8 WINDOWS		12-08-2016		TB		02				13		Building Permit							
																		03-10-2011		WH						02		Measured & 2 Vist							
																		04-25-2005		RF						00		Measured & Listed							
LAND LINE VALUATION SECTION																																			
B		Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value			
1		1010		Single Family		RB						6,908 SF		27.73		1.00000		5		1.00		0050		0.950						1.0000		26.35		182,000	
										Total Card Land Units		0.16 SF		Parcel Total Land Area 0.16										Total Land Value										182,000	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	06	Conventional									
Model	01	Residential									
Grade:	03	Average									
Stories:	2										
Occupancy	1					CONDO DATA					
Exterior Wall 1	07	Asbestos				Parcel Id		C		Owne	
Exterior Wall 2									B		S
Roof Structure:	03	Gable or Hip				Adjust Type	Code	Description			Factor%
Roof Cover	03	Asphalt				Condo Flr					
Interior Wall 1	03	Plastered				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	12	Hardwood				Building Value New			284,084		
Interior Flr 2						Year Built			1915		
Heat Fuel	03	Gas				Effective Year Built			1971		
Heat Type:	06	Steam				Depreciation Code			A		
AC Type:	01	None				Remodel Rating					
Total Bedrooms	02	2 Bedrooms				Year Remodeled					
Total Bthrms:	2					Depreciation %			40		
Total Half Baths	0					Functional Obsol					
Total Xtra Fixtrs						External Obsol					
Total Rooms:	7					Trend Factor			1		
Bath Style:	02	Average				Condition					
Kitchen Style:	02	Standard				Condition %					
						Percent Good			60		
						RCNLD			170,500		
						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	
FGR3	GARAGE-PO	L	187	36.00	1965		44		0.00	3,000	
SHD1	SHED WOOD	L	88	19.00	2011		90		0.00	1,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			636	636	636	187.34		119,148		
FOP	Open Porch			0	232	46	37.14		8,618		
FUS	Finished Upper Story			624	624	624	187.34		116,900		
UBM	Unfinished Basement			0	624	125	37.53		23,418		
Ttl Gross Liv / Lease Area				1,260	2,116	1,431			268,084		

Property Card: 73 HOWLAND ST

City of Marlborough, MA



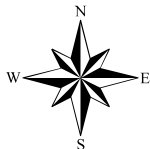
Parcel Information	
Parcel ID: M_195111_899834 Vision ID: 4298 Owner: TRUDEAU LOUIS G Co-Owner: Mailing Address: 73 HOWLAND ST MARLBOROUGH, MA 01752	Map: 56 Lot: 49 - Use Description: Single Family Zone: RB Land Area in Acres: 0.16
Sale History	Assessed Value
Book/Page: Sale Date: 9/29/1998 Sale Price: \$130,000	Land: \$122,800 Buildings: \$148,300 Extra Bldg Features: Outbuildings: Total: \$272,700

Building Details: Building #		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1: Plastered
	Living Area: 1260	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1: Asbestos
	Style: Conventional	Ext Wall Desc 2:
	Stories: 2	Roof Cover: Asphalt
	Occupancy: 1	Roof Structure: Gable or Hip
	No. Total Rooms: 7	Heat Type: Steam
	No. Bedrooms: 02	Heat Fuel: Gas
	No. Baths: 2	A/C Type: None
	No. Half Baths: 0	



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This information is believed to be correct but is subject to change and is not warranted.



73 Howland Street

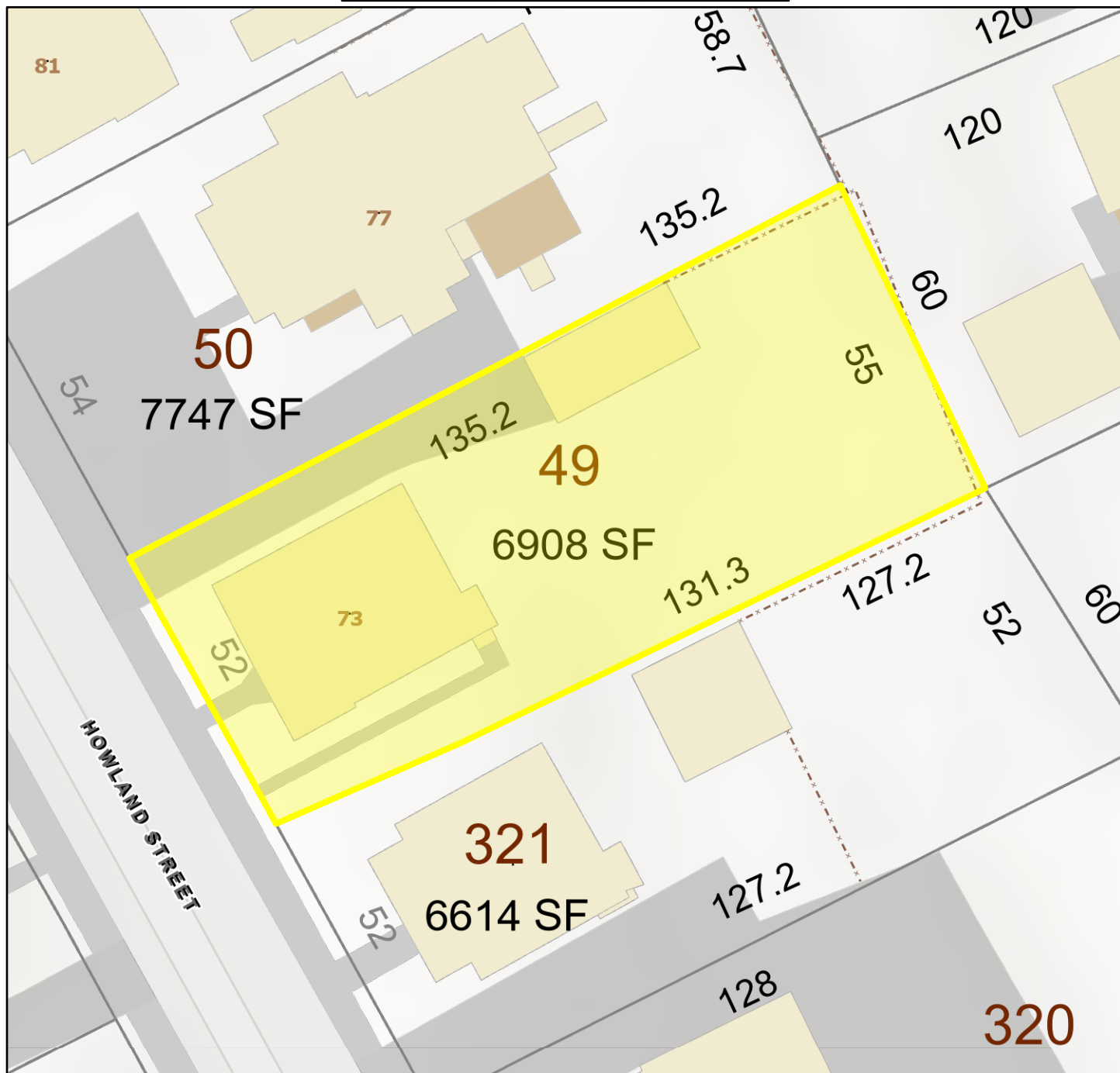
Marlborough, MA

1 inch = 25 Feet



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June 19, 2025



	CAI Town Line		Fence		DECK
	Parcel Lines - No Ortho		swalk_polygon		Roads
	Parcel Addresses		GENERAL		Paved

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

73 Howland St, Marlborough, MA

1st Floor Finished Area 665.56 sq ft



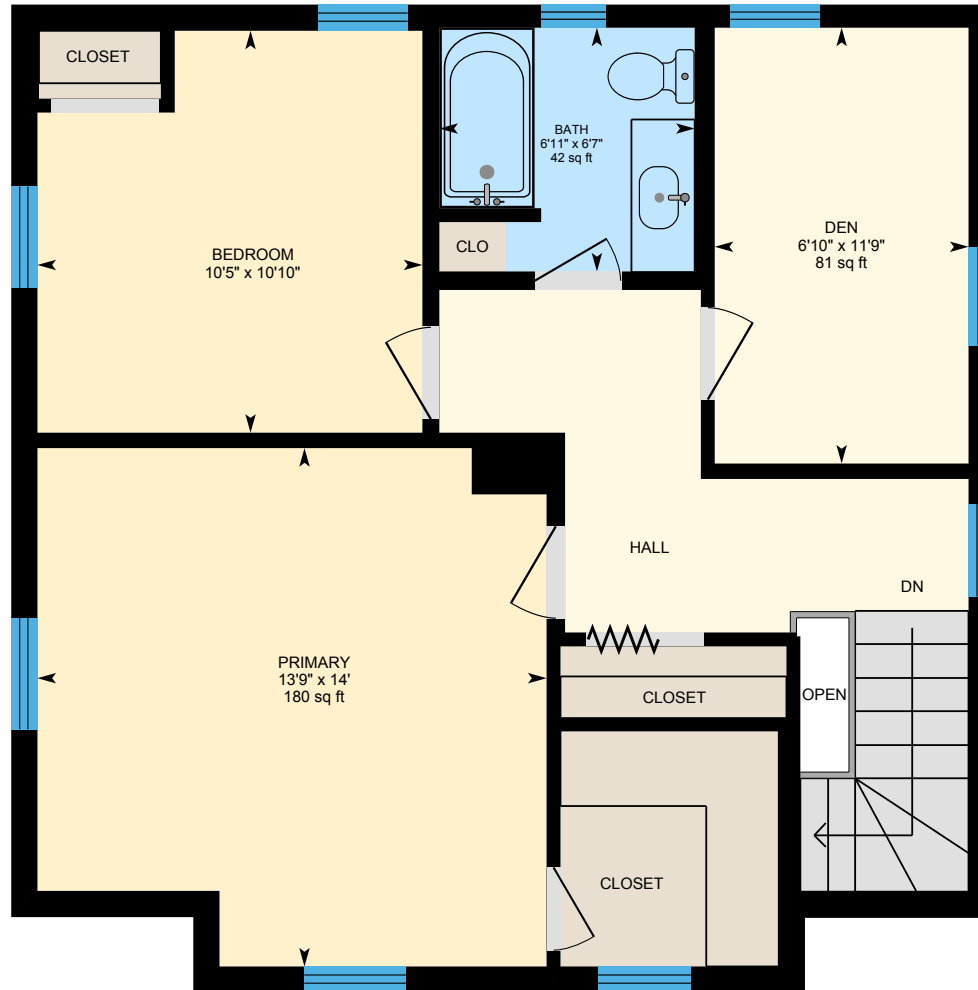
0 3 6 ft

PREPARED: 2025/07/24



73 Howland St, Marlborough, MA

2nd Floor Finished Area 684.33 sq ft



0 2 4 ft

PREPARED: 2025/07/24

