

44 CENTRAL STREET, WEST BOYLSTON, MA 01583
3 BD | 1.5 BA | 2,520 SQ. FT

\$364,000



ABOUT THIS PROPERTY

Step back in time as soon as you step into the vestibule with his and hers coat closets. Welcome guests into the grand foyer where diamond pane windows with thermal interior storm window overlook the center hall stairway. Tall windows grace living areas and bedrooms. Luxuriously high ceilings, clawfoot tub, built in china cabinet, and built in linen closet round out the captivating character of this home. Enjoy breakfast or coffee on the back covered porch listening to the birds and babbling brook or watch the town go by from your front covered mahogany porch. Easy access to major Routes 140, 12, and 190.

3
BED



1.5
BATH

2,520
SQ. FT.

1919
BUILT IN



BEVERLY MEOLA
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Susan Meola Properties, Inc.
Beverly C. Meola
REALTOR, GRI, PSA, CBR

97 Worcester Street, West Boylston, MA 01583

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DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- | | | |
|--------------------|-------------------------|---------------------|
| GYM
0.1 MI | ATM
0.2 MI | GAS
0.3 MI |
| CLEANERS
0.5 MI | MOVIE THEATER
0.7 MI | GROCERIES
0.8 MI |
| MEDICAL
0.9 MI | COFFEE
1.1 MI | PHARMACY
1.4 MI |



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- | | |
|---|---|
| GOLF COURSE
CYPRIAN KEYES GOLF CLUB
(3.6 MILES) | DOG PARK
GREYLOCK PARK
(6.2 MILES) |
| PARK
DEAN PARK
(6.4 MILES) | HIKING
EAST SIDE HIKING TRAIL
(6.6 MILES) |



NEIGHBORHOOD EATS

This home is located near **27** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

- | | | | |
|---------------------|---|--------------------------|---|
| FAST FOOD | 8 | BARS | 2 |
| PIZZA | 5 | ITALIAN | 2 |
| AMERICAN | 4 | CAFES | 2 |
| ASIAN | 4 | COFFEE AND TEA HOUSES .. | 2 |
| CHINESE | 2 | OTHER | 3 |
| INTERNATIONAL | 2 | | |



44 Central St Improvements

July 2003 Replaced front porch floor

Aug 2005 Connected to town sewer; wall paper

Sept 2005 Attic insulation

Oct 2005 Fireplace glass door

Jun 2006 Replaced Porch Roof

Sept 2006 Replaced basement stair treads

Sept 2007 Replaced windows

May 2008 Asbestos disposal

May 2008 Remove and replace roof

Sept 2008 Replaced boiler

April 2009 Kitchen floor replacement

Sept 2013 Replaced porch railing

April 2014 Anderson Dining room windows

June 2017 Replaced stove

June 2018 Replaced hot water heater



44 Central St

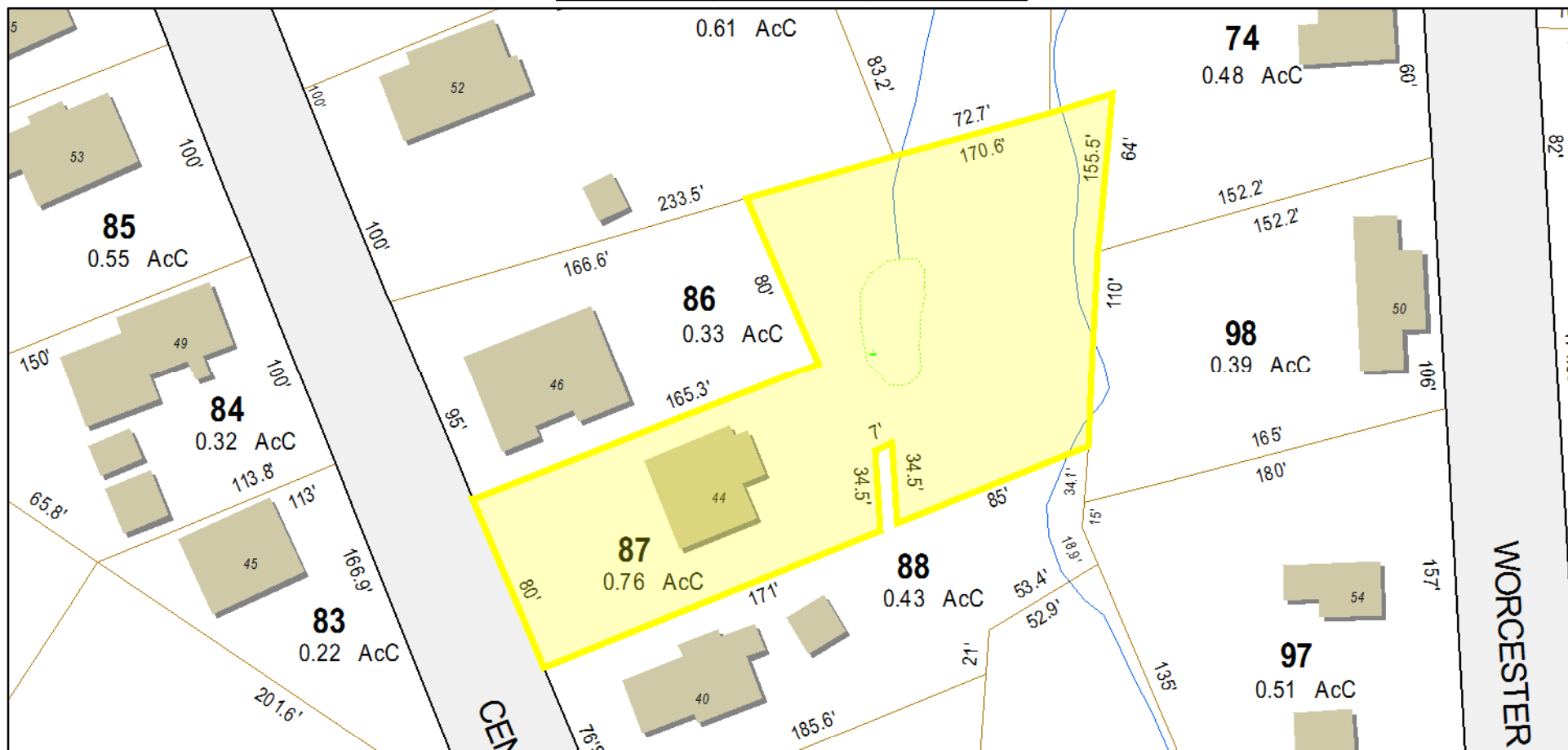
West Boylston, MA



June 5, 2018

1 inch = 67 Feet

www.cai-tech.com



Property Line	Building
Public Road	Shadow
Wetland	Right of Ways
WaterLines	Wet Areas

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.