

# 349 Marlborough Street

*Experience the unique design of this newly constructed four unit brownstone renovated and modernized to fit the trends of today's lifestyle*



*Step past the classic garden into the Victorian entry and foyer adorned with hand painted cloud ceilings and oak floors with ebony borders*

*Sparing no detail, the individual units boast new oak and maple bordered hardwood floors, exquisite marble bathrooms, and custom designer kitchens with state-of-the-art appliances, pot fillers, backlit custom cabinetry, and elite stone counters. Gas fireplaces with mantles, wine refrigerators, in-unit washer/dryers, and wiring for cable and surround sound are just some of the modern conveniences included in these homes.*



*Beyond the esthetically superior design, this building features a new roof, new windows, and new copper gutters and downspouts. Additionally, new electrical, water, and HVAC systems were installed*



*The developer's previous Marlborough Street project averaged one sale every six days!*

Descriptions, measurements, and figures are approximate. Please refer to condo documents for exact information



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## 349 Marlborough Street Unit #1

- *Open kitchen/living floor plan with marble gas fireplace.*
- *Designer kitchen with Volga blue granite counters, hugging table, soft-close drawers, Fisher Paykel refrigerator, Bosch microwave and range, GE Profile dishwasher and Danby wine refrigerator*



## 349 Marlborough Street Unit #2

- *Open kitchen/living floor plan with marble gas fireplace.*
- *Designer kitchen with Statuary Marble counters, hugging table, soft-close drawers, Fisher Paykel refrigerator, Bosch microwave and range, GE Profile dishwasher and Danby wine refrigerator*



**SOLD**



- *2 bedrooms, master bedroom with views of the city and double closets*
- *Floor to ceiling marble bathroom*
- *Flat screen wiring in living room and bedrooms*
- *Bosch washer/dryer*
- *Recessed lighting throughout*
- *Private gated patio with water and electricity providing direct access to tandem parking space*

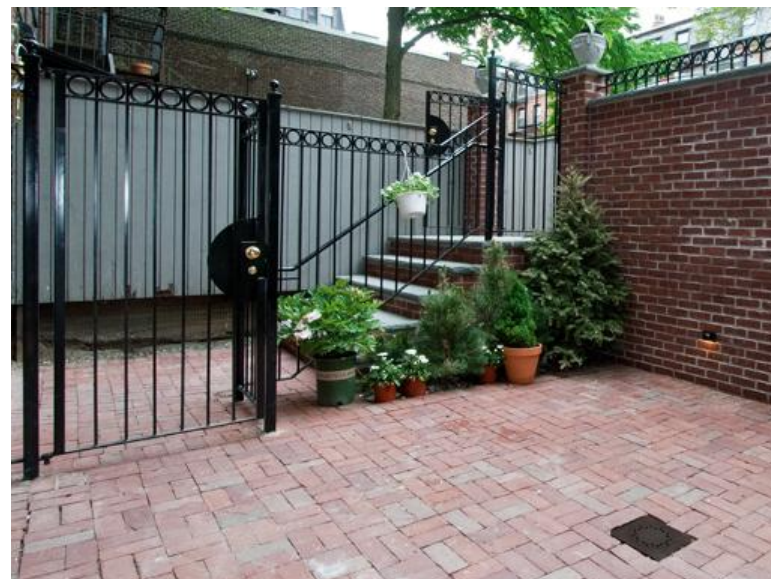
- *2 bed parlor floor through on sunny side of Marlboro Street*
- *High ceilings*
- *Flat screen wiring in living room and bedrooms*
- *Recessed lighting throughout*
- *Bosch washer/dryer*
- *Floor to ceiling marble bathroom*
- *Spacious master bedroom with wall of windows and double closets*
- *Direct access parking*
- *Private storage*



### Unit Info

*Description: 2 bed/1 bath  
Approximate sq footage: 770  
Estimated condo fee: \$260  
Parking: one car tandem*

Offered at  
**\$729,000**



### Unit Info

*Description: 2 bed/1 bath  
Approximate sq footage: 800  
Estimated condo fee: \$260  
Tandem parking space available to buy or rent*

Offered at  
**\$799,000**

