

334 Farm Road, Marlborough



LISTING INFORMATION SHEET

Not just a Renovation — a Reinvention.

4 Beds | 4.5 Baths | 4,161 Sq.Ft. | 0.47 Acres

Offered at \$1,275,000

Renovation Details

Originally built in 1988, this home underwent a full-home remodel and expansion in 2021, a \$750,000+ transformation that brought high-end finishes and updated infrastructure to every part of the house. Details by area are below.

Main Level	
Entry	Built front portico with Trex brown composite decking/stairs and metal roofing.
Foyer	Opened the foyer area to extend two-levels for an 18' grand entrance.
Kitchen	Remodeled the kitchen including premium maple cabinetry, granite countertops, stainless steel appliances including KitchenAid gas cooktop and double wall oven, Bosch microwave, and Whirlpool refrigerator and dishwasher, 5'x9' center island with seating for six, and custom 10'+ entertaining wet bar with two Whirlpool wine coolers/beverage fridge, KitchenAid ice maker, instant hot water dispenser, and additional cabinetry.
Dining	Created dining area open to the kitchen and adjacent to the cozy fireplace with slider access to the sunroom; currently accommodates seating for twelve.
Sunroom	Installed CoreTec Biscayne Oak LVP flooring, replaced ceiling fan, refreshed paint.
Fireplace	Added a propane gas insert to the stunning two-sided fireplace.
Den	Renovated sitting room with half vaulted ceiling, oversized windows, and slider to deck providing direct access to the incredible outdoor oasis.
Family Room	Extended the front of the home to create a larger family room.
Office	Created a dedicated office space on the main level, including two sets of French doors, large windows for natural light, and hardwired high speed internet; Ideal as a private home office, guest room, or multigenerational living space.

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LISTING INFORMATION SHEET

Second Level	
Primary Suite	Created an incredible primary suite featuring sprawling bedroom with two ceiling fans and large windows with center picture window perfect for enjoying morning sunrises, and a spa-inspired ensuite bath with premium maple cabinetry, granite countertop, double vanity, premium Kohler faucets and fixtures, rain shower head, freestanding Jacuzzi soaking tub, dual flushing TOTO toilet with bidet, and skylight.
Secondary Bedrooms with Ensuites	Created two guest suites, each with a ceiling fan, large windows, and full ensuite bathroom featuring maple cabinetry, granite countertop, Kohler faucets and fixtures, rain shower head, dual-flush TOTO toilet, and an electric outlet next to the toilet for an optional bidet.
Laundry	Created upper-level laundry area with maple cabinetry, granite countertop, sink, and energy-efficient LG washer and dryer.
Lower Level	
Bonus Room	Refreshed additional living space with direct access to the guest suite; features built-in shelving and two large windows for natural light.
Guest Suite	Created dedicated guest suite with built-in closet and attached full bath; both bedroom and bathroom are outfitted with large egress windows.
Mudroom	Created a mudroom area with coat hooks next to the garage entry.
Lower Level	
Garage	Renovated 4-car tandem garage with premium insulation (open- and closed-cell spray foam on internal and external walls and ceiling), insulated garage door and opener, side access door, large-format tile flooring matching the bathrooms, and six Whirlpool Gladiator steel storage cabinets (will convey with sale).
Retaining Walls	Built custom masonry retaining walls around the driveway and side of the property.
Roof	Installed architectural roof shingles on the front of the home (rear sections date to 2015).

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Whole-Home Features/Systems	
Paint	Painted entire interior and exterior of home.
Flooring	White oak hardwood throughout the main living areas; CoreTec Biscayne Oak LVP in the sunroom and finished lower-level areas.
Windows/Doors	Replaced all windows and interior/exterior doors.
Lighting	Updated lighting fixtures and recessed lighting throughout all levels.
Plumbing	Updated plumbing throughout the home.
Electrical	Updated electrical wiring throughout the home with a 200-amp panel.
Insulation	Installed spray foam insulation
Footprint	Extended part of the home to create a slightly larger footprint.
Floorplan	Removed/moved walls to reimagine the floorplan for modern living.
Heating System	Installed high-efficiency Navien heating system with new ductwork, plumbing, and propane tanks.
Hot Water	Installed 60-gallon hot water storage tank.
Internet	Pre-wired high-speed, fiber-ready internet throughout the home, including all bedrooms and the office.

HVAC Details

System	Zones	Areas Served	Notes
Forced Air Heat	3	Basement, first floor, second floor	Top floor: one thermostat, dedicated furnace/air handler in the attic. Main floor: two thermostats (one also feeds the basement). Basement and main floor forced air run off the basement furnace/air handler.
Electric Baseboard Heat	4	Sunroom, basement great room, basement bedroom, basement bathroom	Basement forced air and baseboard heat are independent heating systems providing additional flexibility.
Forced Air A/C	3	Basement, first floor, second floor	Sunroom is the only area that is heated but not cooled.

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Disclosures & Additional Property Information

- Seller's Statement of Property Condition is available to review and should be signed with any offer to purchase.
- Originally built in 1988, the house was taken down to the studs and fully renovated in 2021 by the current owners as described above. All work was permitted and closed out; the Town is still in process of updating public records to reflect the changes.
- Garage fits four cars parked tandem, with a two car opening.
- There is a sewer easement across the front of the lot — see GIS map.
- The stone walls surrounding the property are historic and cannot be moved or altered without proper Town authorization.
- Propane tanks are leased from DiLeo Gas
- There is one chimney that is double—sided with two fireplaces.
- Second level bedrooms do not have built-in closets; sellers use armoires for clothing storage by preference. Seller will credit buyer \$9,000 at closing toward installing built-in closets (see drawing) or leave the four armoires currently in place (two in the primary bedroom, one each in the other second-floor bedrooms).

Inclusions / Exclusions

- **Inclusions:** Whirlpool Gladiator storage cabinets in the garage, attached Simplisafe security equipment, and Eufy smart doorbell
- **Exclusions:** Garden lanterns, curtain panels, all of seller's personal property, and staging items

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