

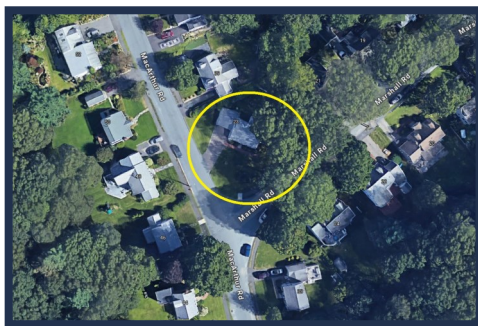
# FEATURING...



## 23 MARSHALL ROAD, NATICK

*Inviting 3/4 Bedroom New England Dormered Cape*

*Check it all out at [www.23MarshallRd.com](http://www.23MarshallRd.com)*



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# 23 MARSHALL ROAD

**Virtually Staged**



**Virtually Staged**



**Style: Cape**

**Rooms: 7**

**Bedrooms: 3—4**

**Bath: 2 Full**

**Year Built: 1948**

**Sewer: Public**

**Water: Public**

**2024 Taxes: \$7,829**



**Virtually Staged**

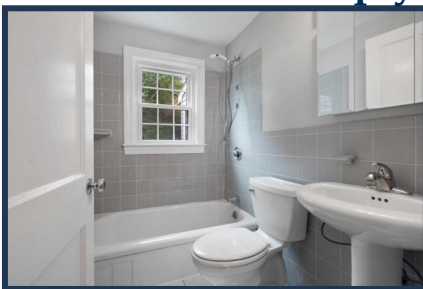
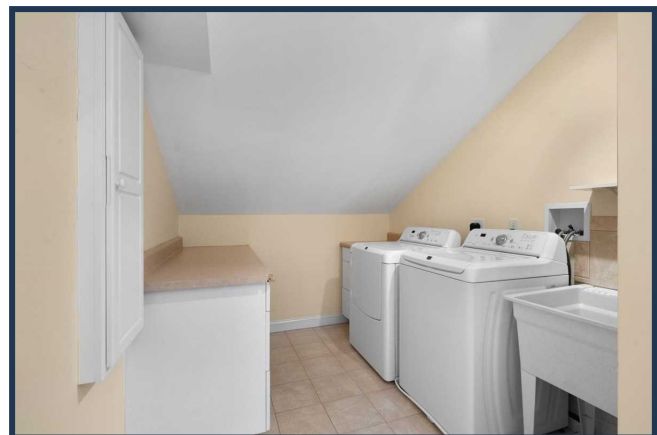
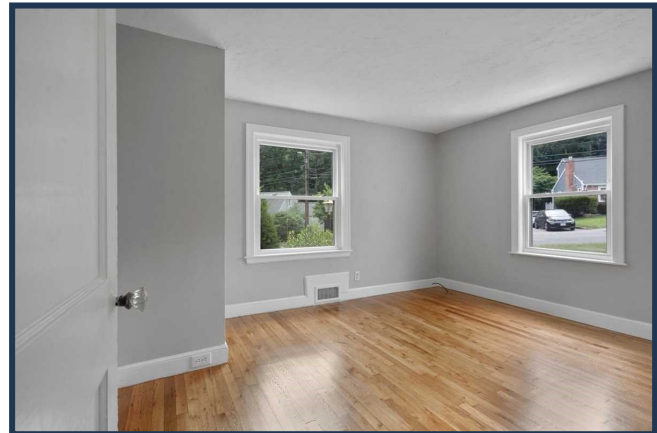
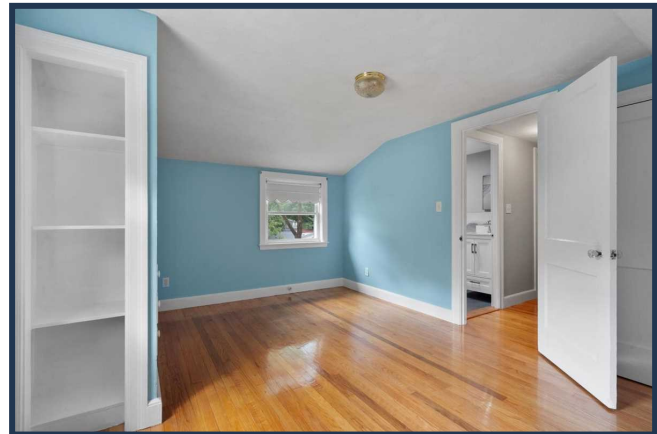
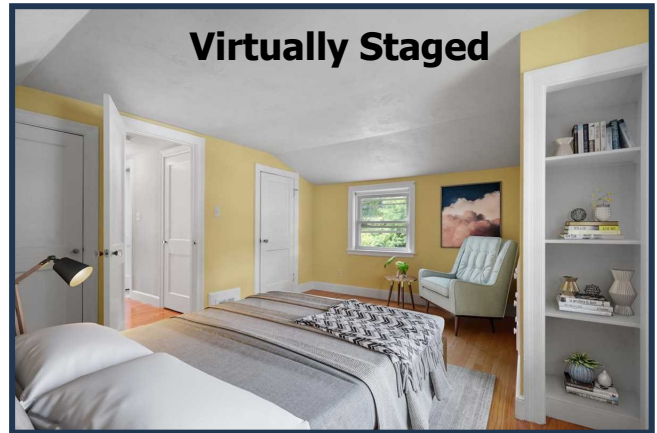


*Making Dreams a Reality One Home at a Time!*

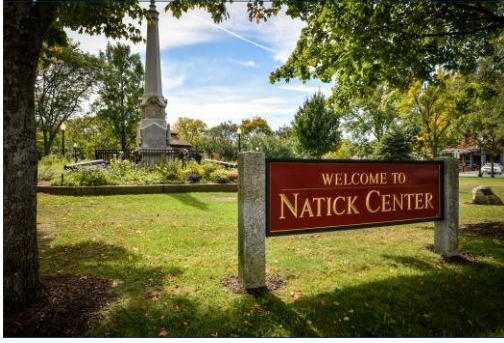
# NATICK, MASSACHUSETTS

## FEATURES

- ♥ Fully appliances beautiful, expanded and updated eat-in-kitchen with hardwood floors boasts tons of cabinet and counter space and is perfect for an island addition (See virtual staged pictures on opposite page). French doors lead to the private fenced yard.
- ♥ Large sun-lit living room features a wood burning fireplace and recently refinished hardwood floors.
- ♥ This home offers 3 to 4 bedrooms with 2 on the first floor and 2 upstairs all with hardwood floors. The upper dormered bedrooms have built-in drawers and shelving with eave storage.
- ♥ Two full bathrooms with tub/shower combinations and tile floors. Linen closets on both floors in hallway outside each bathroom.
- ♥ Interior is freshly painted throughout the main level, stairway and upstairs hallway
- ♥ Great first floor spacious laundry/mud room via garage with coat closet, built-in ironing board, utility sink, storage cabinets and nice counter space that is perfect for folding.
- ♥ Washer, dryer and refrigerator included.
- ♥ Central Air Conditioning
- ♥ Gas cooking and heating
- ♥ Vinyl replacement windows
- ♥ Fantastic private fenced yard for outdoor enjoyment.
- ♥ Irrigation system
- ♥ One car garage with automatic opener and pull down attic storage.
- ♥ Fantastic location within walking distance to the popular Lilja Elementary School.. This home is only moments away from all your needs and desires including downtown Natick, the Natick Mall, Shoppers World, Movies, restaurants, supermarkets and so much more. Also has easy access to all major routes and the commuter rail.



# TOWN OF NATICK



*Natick was established in 1651 by the Puritan missionary, John Eliot, who settled a group of "Praying Indians" here on land granted by the General Court which was part of the Dedham Grant. To the Indians it was a "Place of Hills". The Speen family (Indian) owned much of the land in the Natick area and they deeded it to the Praying Indians taking house lots for themselves.*

*In the area now called South Natick, the Indians settled on both sides of the Charles River. Over the river they built a wooden bridge with a stone foundation that was eighty feet long and eight feet high to withstand the high water during floods. Next, three streets were laid out. To the north Eliot and Union Streets, and to the south Pleasant Street, as they are now called.*

*Natick was originally a farming town, but later, industries began to emerge. Mills had developed along the Charles River with gristmills first, and later nailmaking, papermaking, and woodturning. The shoe industry (which started as a cottage industry with piece work given out and picked up each day by runners) gradually became mechanized, and by 1836 (when the Boston and Albany Railroad came through Natick) became one of the largest producers of boots and shoes and by 1880 had 23 shoe manufacturers. During the*

*early part of this century the shoe industry suffered and the last shoe factory in Natick, the Winchell Shoe Co., closed in 1971. H. Harwood and Sons developed the figure eight stitching for baseballs and was the first such company in the country.*

*In 1872 in South Natick and in 1874 in Natick Center. Businesses quickly rebuilt and the population increased rapidly. After World War II there was another tremendous population increase, the Massachusetts Turnpike was built through the northern section of the town and there was a spurt in commercial development and demand for housing. Commercial development along Route 9 has been extensive.*



## ***About Anne Silverman.....***

Anne Silverman is a top producing Agent Partner with LAER Realty Partners. Real estate is more than just a job for Anne. She loves her job and it shows! Her enthusiasm, integrity, amazing listening skills and personal touches make her a unique Realtor. Anne lives in the Metrowest area with her husband and business partner, Daniel, where they raised three lovely daughters.



All information supplied by sellers. Best efforts have been made to verify same, however the Realtor assumes no responsibility for errors and omissions. Sales offerings are made subject to errors, omissions, price change, prior sale or withdrawal without notice. All dimensions herein are approximate only and are not guaranteed in any manner. All Brokers / Salespersons represent the Seller, not the Buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker / Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

