



# 99 Flagler Drive Holden, MA 01520

**4**  
BEDS

**2.5**  
BATHS

**2613**  
SQ. FT.

## When opportunity knocks, will you answer?

This gorgeous young Colonial perfectly blends classic New England charm with a bright, upbeat energy.

The heart of this home is certainly the modern open-concept kitchen and living room, where partial cathedral ceilings and the classic stone fireplace create the ultimate "wow" factor for entertaining friends or family.

The first floor also offers a formal dining room and a versatile bonus room - now in use as a home office, but would make a great den or sitting area. First floor half-bath/laundry for your convenience.

Over the garage is the oversized family room - close enough for convenience, yet far enough to provide some relief from noisy activities.

On the second floor are the bedrooms - including the owner's ensuite, with a generous walk-in closet.

The large beautifully landscaped back yard is prime for playtime and your summer BBQs, with a play set, lovely pergola, and a concrete pad for a future shed.

For photos, floor plan, interactive 3D tour & more, visit:

[www.ShowMeTheDetails.com](http://www.ShowMeTheDetails.com)



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**99 Flagler Dr  
Holden, MA 01520  
Worcester County**

List Price: **\$740,000**

Style: **Colonial**  
Grade School: **Davis Hill Elementary (K-5)**  
Middle School: **Mountview Middle School (6-8)**  
High School: **Wachusett Regional High (9-12)**  
Approx. Acres: **0.75 (32,701 SqFt)**  
Directions: **Boyden to Flagler**

Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**

### Property Information

Approx. Living Area Total: **2,613 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **2,613 SqFt** Approx. Below Grade: **0 SqFt**

Living Area Disclosures:

Heat Zones: **3 Hot Water Baseboard, Oil** Cool Zones: **None**  
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **2 Attached**  
Disclosures:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X13	Fireplace, Ceiling - Vaulted, Flooring - Hardwood
Dining Room:	1		-
Family Room:	2	20X16	-
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Main Bedroom:	2	20X13	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	12X12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	10X9	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	14X7	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	2	5X7	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	1	11X8	Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Home Office:	1	14X13	Flooring - Wall to Wall Carpet

### Features

Appliances: **Range, Dishwasher, Microwave**  
Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, Private School, Public School**  
Basement: **Yes Full, Interior Access, Garage Access, Radon Remediation System, Concrete Floor, Unfinished Basement**  
Beach: **No**  
Construction: **Frame**  
Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Storm Doors**  
Exterior: **Vinyl**  
Exterior Features: **Gutters**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Insulation: **Full, Fiberglass**  
Lot Description: **Sloping**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

### Other Property Info

Disclosure Declaration: **No**  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built: **1996** Source: **Public Record**  
Year Built Description: **Actual**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:161 B:105**  
Assessed: **\$635,100**  
Tax: **\$8,802** Tax Year: **2025**  
Book: **59652** Page: **45**  
Cert: **000000117927**  
Zoning Code: **R15**