

Facts To Factor in

(May 29th, 2025)

43 Appaloosa Dr, Shrewsbury, MA 01545
(5 Star Energy Rated Home)

Upgrades and Customizations

(Most Upgrades paid directly to Brandon Homes vendors, approx. \$100k in 2013) This was a model home.

- - Updated Patio (\$55K in 2021)
- - Completely paid out Solar that gets back ~\$2500/year.
- - Basement (\$100K in 2020)
- - Updated Side Patio (~\$27K in 2023)

- - Custom Designed Kitchen
 - - Reclaimed wood accent wall
 - - Premium custom cabinetry in the Kitchen with side panels
 - - Cabinets with ceiling height crown molding, rope molding and light rail molding
 - - Glass Cabinet, Dish Holder Cabinet,
 - - Under Cabinet Lights
 - - Center Island with custom designed granite cut
 - - Marble Backsplash
 - - Top of the line Appliances
- - Extra-large mudroom with premium tiles with wainscoting and crown molding
- - Premium upgraded crown molding all around 1st floor
- - Custom designed Bay Window shaped extension to Living Room & Master Bedroom
- - Hardwood Flooring throughout 1st floor and upgraded to Burber carpet on the 2nd floor
- - Extra-large Master Closet as well as an additional walk in closet
- Upgraded Hunter Douglas Blinds throughout the house
- - Custom Designed Master Bath
 - - ~300 ft. bump out

- - Upgraded wall-to-wall tiled shower w/ glass walls and door
- - Shower Head, Hand Shower
- - Upgraded, Free-standing Kohler tub
- - Premium cabinets
- - Bidet seat in the bathroom
- - Upgraded contemporary lighting fixtures
- - Wainscoting and crown molding
- - LED can lights
- - Finished Walkout Basement w/ permit ~1200 sq ft (\$100K in 2020)
 - - Walkout exit
 - - Workout area with wall-to-wall mirror
 - - Full Bath with Saniflo toilet
 - - Permitted Bedroom in the basement
 - -Woodwork and bar unit
 - -Additional storage shelves in the basement
 - - Added electrical sub-panel
 - - Decorative walls with pillars
 - - Surround Sound wiring in the basement
- - Updated Patio in the backyard
 - Granite Countertops with breakfast countertop
 - Fireplace with curved seating area
 - Decorative
- Updated Side Patio (~\$27K in 2023)
- - Radon Mitigation System
- - Upgraded artisan-crafted, oversized front door

Average Cost of Utilities

- Gas: \$167 per month
- Electricity: \$42 per month
- Sewer: \$83 per month
- We sell electricity to Knollwood Company, generating approximately \$2,500 in annual revenue.

*All Information Provided by Sellers