

9 Leeds Way, Southborough, MA 01772

FEATURES/UPGRADES

First Floor

- Formal Living/Lounge
 - Hardwood Flooring,
 - Chair rail
 - Picture frame molding
 - Crown molding
 - Custom blinds
 - Chandelier
- Dining room
 - Tray ceiling
 - Chair rail
 - Picture frame molding
 - Hardwood flooring
 - Box window
- Kitchen
 - Hardwood flooring
 - Kramer's Custom Cabinets with inset cabinetry
 - Pullout pantry cabinets
 - Kohler farmhouse sink,
 - Herringbone tile backsplash
 - KitchenAid: Microwave, Wall Oven, Dishwasher, Gas Range
 - Broan Elite vent hood
 - Quartz countertops
 - Furniture-style kitchen island with storage and seating
 - Pendant lights
- Breakfast Area
 - Custom window treatments
 - Hardwood flooring
 - Pendant light fixture
 - Wine storage
 - KitchenAid beverage fridge
 - Display cabinets

First Floor Cont.

- Family room
 - Hardwood flooring
 - Gas fireplace
 - Panel ceiling
 - Crown molding
 - Decorative molding
 - Sliding door to patio
 - Recessed lighting
- Back Hall
 - Hardwood Flooring
 - Walk-in coat/stroage closet
- Full bathroom
 - Hardwood flooring
 - Vanity with Kohler sink
 - Mirror
 - Shower with glass door
 - Linen closet
- Study/Home office
 - Hardwood flooring
 - Ceiling light
 - Custom window treatment

Second Floor

- Primary Bedroom
 - Wood flooring
 - Vaulted ceiling with rustic beams
 - Chandelier
 - Recessed lights
 - Brick fireplace with wood mantle
 - Gas fireplace,
 - 2 walk-in closets
- Primary Bath
 - Vaulted ceiling
 - Tile floor
 - Freestanding tub
 - Tile shower
 - Double vanity
 - Chandelier
 - Sconces

Second Floor Cont.

- Bedroom #2
 - Wood floors
 - Double closet
 - Ceiling light
 - En suite bath with shower with glass door
 - Wood vanity with quartz top
 - Wall mirror
 - Sconce
- Bedroom #3
 - Hardwood flooring
 - Walk-in closet
 - Reach-in closet
 - Ceiling fan/light
 - Mini-Split System
- Shared Bath
 - Tile floor
 - Double vanity with quartz top and storage
 - Wall mirror, double sconces
 - Linen closet
 - Separate water closet with bathtub/shower combo
 - Glass sliding doors
- Bedroom 4
 - Wood floor
 - Ceiling light
 - Walk-in closet
- Laundry Room
 - Tile floor
 - LG washer and dryer
 - Ceiling light
 - Shelving/hanging storage

Lower Level

- Home Gym
 - Mirrored walls
 - Gym flooring
 - TV-ready

Lower Level Cont.

- Storage closet
- Barn door
- Recessed Lighting
- Bar Area
 - Tile flooring
 - White built-in cabinets
 - Backsplash
 - Wood furniture-style bar
- Half-Bathroom
- Game/Recreation Room
 - New wall-to-wall carpet
 - Sliding glass door
 - Recessed lights
 - Custom window treatments
- 3-Car Garage
 - Pebble tech (or similar) flooring

Outside

- Fenced backyard
- Privacy plantings and garden beds
- Expanded patio
- Gas fireplace
- Pergola with retractable sun shade
- 12-zone irrigation

All information deemed reliable, but not guaranteed.

Exclusively Marketed By Maria Romero Vagnini, Mathieu Newton Sotheby's International Realty