

3 GRAYSTONE WAY

Improvements & Highlights

SOUTHBOROUGH, MASSACHUSETTS

Thoughtfully maintained with meaningful updates to major systems, interior finishes and exterior components.

INTERIOR & KITCHEN

- Hardwood floors refinished 2021
- Carpet replaced in living room, one bedroom & third floor 2021
- Living room propane fireplace insert; serviced and gas valve replaced July 2025
- Separate wood-burning fireplace room with French doors
- Maple cabinetry; Thermador oven/range vented to exterior
- Dishwasher replaced with appliance update; double ovens
- Microwave and refrigerator to remain
- Mudroom with washer/dryer hookups
- Unfinished, unheated storage above garage

COMFORT & MECHANICAL

- Oil heat with forced hot-water system and heating coils
- Separate heating zone on each floor
- First-floor HVAC unit replaced 2026
- Second-floor / attic HVAC unit replaced 2015
- Third-floor outdoor condenser replaced; all outdoor condensers updated
- Viessmann water heater installed 2021

WELL, SEPTIC & WATER

- Pressure tank replaced 2024
- Well pump replaced Summer 2024
- Water softener
- Water tested regularly; most recent test Summer 2025
- New septic pump 2024
- Title V completed November 2025

EXTERIOR & MAJOR IMPROVEMENTS

- Exterior painted in phases over time
- Front walkway and side-entrance walkway replaced 2015
- 19 south-facing front windows replaced with double-pane Pioneer glass 2023
- Original 10-year window warranty noted as non-transferable
- North-facing roof sections replaced by prior owner 2012
- Roof periodically treated to help prevent lichen recurrence
- Roof passed insurance inspection March 2026
- Front-yard irrigation / sprinkler system
- Briggs & Stratton whole-house standby generator to remain
- Propane serves generator and select fireplace / cooking equipment

RECENT IMPROVEMENTS AT A GLANCE

2021

Hardwood floors
Viessmann water heater

2023

19 south-facing
front windows

2024

Well pump, pressure tank
& septic pump

2025

Fireplace service, water test
& Title V

2026

First-floor HVAC
Roof insurance inspection