

MLS # 73530047 - Price Changed

Condo - Townhouse, Half-Duplex



**7 Cain Cir - Unit 7
Southborough, MA 01772
Worcester County**

List Price: **↓ \$749,900**

Unit Placement: **End, Corner**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Outdoor Space Available: **Yes - Private**

Approx. Acres:

Handicap Access/Features:

Directions: **253 Parkerville Rd - Please use for GPS - Rt 85 to Southville Rd to Parkerville Rd to Cain Cir**

Motivated seller Relocating! OPPORTUNITY KNOCKING! Welcome to luxury, low-maintenance living in this beautiful 55+ active adult duplex townhouse in Southborough~The open floor plan features a custom kitchen w/quartz countertops, SS appliances, farmhouse sink, center island & ample cabinetry, flowing into the impressive 2 story family room w/a gas fireplace~The 1st floor primary suite offers a full bath & walk-in closet, along with convenient 1st floor laundry~The 2nd level includes a spacious loft, office area, 2nd bedroom & full bath, providing flexible living space for guests~Enjoy outdoor living on the private patio, perfect for relaxing or entertaining~Additional features include a two-car garage & a full walk out basement w/a finished room used as a media room + storage~Harvey windows, vinyl siding & efficient propane heat for your comfort~Enjoy community amenities including a courtyard with benches and firepit~ Ideally located near shopping, restaurants, golf, commuter rail & major routes~Exceptional value, quality and design!

Property Information

Approx. Living Area Total: **2,549 SqFt (\$294.19/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**

Approx. Above Grade: **2,149 SqFt**

Approx. Below Grade: **400 SqFt**

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **3 Forced Air, Propane**

Cool Zones: **2 Central Air**

Total Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **One occupant must be 55 years or above.**

Complex & Association Information

Complex Name: **Cain's Crossing**

Units in Complex: **11** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$675 Monthly**

Assoc. Fee Incls: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Park, Refuse Removal, Garden Area**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Main Level, Open Floor Plan, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Slider, Crown Molding
Kitchen:	1		Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant, Crown Molding
Main Bedroom:	1		Ceiling - Cathedral, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Crown Molding
Bedroom 2:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Pedestal Sink
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Electric, Washer Hookup
Media Room:	B		Closet/Cabinets - Custom Built, Recessed Lighting, Slider

Loft:	2	Closet - Walk-in, Flooring - Wall to Wall Carpet, Open Floor Plan
Study:	2	Bathroom - Full, Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Highway Access, Private School, Public School, T-Station**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**

Association Pool: **No**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Radon Remediation System, Concrete Floor**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Rules & Regs**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Patio, Screens, Gutters, Professional Landscaping**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Hot Water: **Tank**

Insulation Features: **Full**

Interior Features: **Central Vacuum, Security System, Cable Available, French Doors**

Management: **Owner Association**

Pets Allowed: **Yes w/ Restrictions Breed Limitations (See Remarks), # Species Limitations (See Remarks)**

Restrictions: **Adult Community**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Passed**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **Yes**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features:

Year Built/Converted: **2021**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:002.0 B:0007 L:0097.0**

Assessed: **\$720,900**

Tax: **\$9,956** Tax Year: **2025**

Book: **67441** Page: **372**

Cert: **00000000041672**

Zoning Code: **RB**

Map: Block: Lot:

Office/Agent Information

Office: Keller Williams Pinnacle MetroWest  (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

Team Member(s): Muneeza Nasrullah  (508) 254-5312

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