

7 Cain Circle, Southborough, MA

Bartolini Builders (Southboro Massachusetts (Prior to Purchase))

Interior Finishes

- **Custom cabinetry in the kitchen and baths**
- 3 ¼” oak hardwood flooring in foyer, hallways, formal dining room, formal living room, kitchen primary bedroom, ½ bath.
- Custom closet shelving in Primary Bedroom and Pantry
- Tile flooring and decorative tile walls in 2 full bathrooms
- Decorative tile backsplash in kitchen
- Gas fireplace (with blower) custom wood mantal and surround
- Kohler fixtures throughout
- Slow-close hinges on all cabinets and drawers

Lighting & Architectural Details

- 19 Recessed lights throughout unit
- Crown molding throughout the first floor
- Cathedral ceiling in primary bedroom
- 6 – 8” baseboard trims all floors

Comfort & Systems

- **Radon remediation system for added safety**
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Owner Upgrades & Improvements (Post-Purchase)

Interior Enhancements

- Custom window treatments in every room
- Electrolux washer & dryer
- Central Vacuum
- Basement wash tub / utility sink

Custom Lower-Level upgrades

- Approximately 500 square feet living area with slider
- Custom bookcase & cabinetry

- Separate HVAC zone
- Upgraded ceiling tiles and flooring
- Upgraded hardwood stairs
- Interior French door leading to lower level

Exterior Improvements

- Integrated propane quick-connect for propane grill (staying with unit)

Garage & Security

- SimpliSafe alarm system

Additional Notes

- **All furniture pieces are negotiable**
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Average Monthly Utility Costs over 12 months

- **Propane (paid semi-annual):** ~\$166
- **Electric:** ~\$174
- **Water (paid quarterly):** ~\$32

*All Information provided by sellers