

MLS # 73530047 - Price Changed

Condo - Townhouse, Half-Duplex



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

List Price: **↓ \$789,900**

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**

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 (\$309.89/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
Study: 2

Closet - Walk-in, Flooring - Wall to Wall Carpet, Open Floor Plan
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

Listing Office: **Keller Williams Pinnacle MetroWest**  (508) 754-3020
Listing Agent: **Muneeza Realty Group** (508) 254-5312
Team Member(s): **Muneeza Nasrullah**  (508) 254-5312
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Buyer's Broker:  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions:

Firm Remarks

Email offers in ONE PDF to Muneeza@MuneezaRealtyGroup.com & include the signed Contract, current pre-approval letter or POF & Agency Disclosures, concrete form, Facts to factor in, home inspection disclosure and All escrow deposits will be processed through Earnnest, KW's online deposit system. No buyer letters, please. Please make offers good for 24 hrs.

Market Information

Listing Date: **6/4/2026**
Days on Market: Property has been on the market for a total of **18** day(s)
Expiration Date:
Original Price: **\$825,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **18** day(s)
Office Market Time: Office has listed this property for **18** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

MLS # 73530047 - Price Changed

Condo - Townhouse, Half-Duplex



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

List Price: **↓ \$789,900**

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**

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 (\$309.89/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

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: