

# 14 Mitchell Street, Southborough



## UPDATES

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### Total Updates by Sellers: Approx. \$60,000

- Interior Painting: Family Room, Kitchen, Basement & Minor Carpentry (2026) - \$2,500
  - Blue Mountain Painting – Southborough, MA
- Replaced Retaining Wall + Added Rocks Between Patio/House (2025) - \$1,600
  - J & J & Son Lawn Care – Southborough, MA
- Replaced Backyard Water Faucet (2025) - \$500
  - S.A.A.B. Plumbing – Ashland, MA
- Installed GE Dishwasher (2024)
- Replaced Bay Window in Kitchen/Dining Area (2023) - \$7,150
  - Bruin Remodeling Group – Ashland, MA
  - Harvey Windows
- Painted Deck (2023) - \$1,300
  - Blue Mountain Painting – Southborough, MA
- Replaced Roof + Gutters + Fascia/Soffit (2022) - \$24,600
  - United Home Experts – Ashland, MA
  - Owens Corning TruDefinition Duration shingles
  - Shingles come with 50-year one-time transferrable warranty
- Installed Samsung Refrigerator (2022)
- Installed Hot Water Tank (2021) – \$2,250
  - S.A.A.B. Plumbing – Ashland, MA
  - New Tank: Therma Flow Everhot WB40
- Installed Patio (2020) - \$8,600
  - Elite Stoneworks – Sherborn, MA
  - Unilock Camelot Pavers - Almond Grove Color with Charcoal Border
- Installed Electrolux Washer/Dryer (2020)
- Installed Fence (2019) – \$8,900
  - Arrow Fence – Marlborough, MA
  - 6 ft White PVC Privacy Fence

*Information contained in this listing has been obtained from sources deemed reliable, but cannot be guaranteed as to its accuracy. Prospective buyers should independently verify all information and conduct their own due diligence prior to submitting any offer.*

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## UTILITIES

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### Solar Information:

- The solar panels are leased with about half of the total term remaining (20 year lease from May 2016 through May 2036). The lease will transfer to the buyer at closing.
- The monthly solar lease payment is \$70.
- Most months there is \$0 additional electricity payment. During the 4 winter months the sellers do have an additional bill. Please inquire with the listing agent for more detail on electric payments if interested.

### Utility and Maintenance Information

Approximate costs:

- Solar - Spruce Power: \$70/month
- Electric - National Grid: \$0 for 8 months/year; other 4 months vary
- Oil - Falconi Energy: \$2,500/year
- Water - Town: \$920/year
- Lawn Mowing - J&J&Son: \$60/bi-weekly during season
- Lawncare - Ford's Hometown Services: \$800/yearly
- Trash Pickup - E.L. Harvey: \$76/month for weekly trash/recycling pickup
  - The Town of Southborough does not offer public curbside trash pickup. Residents may purchase an annual vehicle access sticker to drop trash/recycling off at the Town transfer station for \$295/year (+\$25 per additional vehicle). Private curbside trash pickup is available for hire by various local companies. Sellers use E.L. Harvey.

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