12 Dairy Farm Lane, Southborough

AT HOME WITH Annie

LISTING INFORMATION SHEET

As the first owners of the home, the sellers were able to make many customizations during the build process, and have continued to improve the property post-build:

Improvements by Sellers Post-Build

- Fenced backyard with white privacy fencing
- Installed wallpaper in select areas
- Installed window treatments in all rooms
- Added polyurea coating to garage floors
- Installed Lutron smart lighting
- Installed Nest smart thermostats
- Installed TV mount above fireplace

Upgrades Selected at Time of Build

- Added wine nook with wine fridge
- Upgraded to quartz slab backsplash in kitchen
- Added waterfall edge to kitchen island countertop
- Added additional millwork including two-story feature wall in foyer
- Installed Primo 60" Heat N Glo propane gas fireplace
- Installed modern lighting fixtures throughout the home
- Extended composite deck
- Vaulted ceiling in master bedroom
- Upgraded to Bosch induction cooktop (with gas line available for future use if buyer prefers)
- Upgraded to built-in 42" Sub-Zero refrigerator
- Installed custom walk-in closets in primary bedroom and first floor coat/shoe closet
- Installed electric car charger outlet in garage
- Installed premium touchless faucet at kitchen sink
- Installed stair runner

Continued on next page

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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Additional Property Information and Disclosures

- HOA fee is $1,000 annually and covers common area landscaping, common area snow removal, and the Association's stormwater management efforts.
- See Deed attached to MLS which references easements, restrictive covenants, orders of conditions, etc.
- Town building records reflect 4 bedrooms; first floor office can be used as a 5th bedroom; septic system is designed for 5 bedrooms.
- There is an open space easement at the back of the lot; the area past the concrete boundary markers cannot be mowed and must be left in its undisturbed natural state.
- There are drywells and a rain garden on the property that are maintained by the homeowner as part of the Association's stormwater operations & management plan.

Inclusions / Exclusions

- All window treatments (curtains, shades, etc.) and hardware are included.
- The mount for the TV in the family room is included, but the TV is excluded.
- The soundbar under the TV is excluded.
- The Simplisafe smart smoke detectors are excluded. Regular hardwired detectors will stay.
- All security cameras and mounts are excluded.
- The sellers are open to selling the home partially or fully furnished for an additional cost. Please inquire with the listing agent for available items and associated pricing.

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