

SELLERS INFORMATION SHEET

Additional Property Information:

- There are two zones for heating and cooling:
 - Heating: Both floors are heated by hot water (gas) baseboards, with one zone for each floor.
 - Cooling: The first floor is cooled by a mini-split, and the second floor is cooled by central forced air.
 - The first floor mini-split can provide heating but the sellers do not typically use the equipment in that capacity.
- The basement features an interior perimeter drain and a sump pump.
- The home is located in the Fayville neighborhood of Southborough which has a dedicated post office with zip code 01745; mail can be sent to either zip 01745 or 01772; GPS is most accurate when using zip 01745. Public record indicates zip 01772.
- Town records indicate the home was built in 1845, however, the Massachusetts Cultural Resource Information System (MACRIS) database notes 1895 as a more accurate construction date based on thorough historical research and local narrative.

Inclusions/Exclusions:

- Inclusions: Swingset, fruit/pot holder in kitchen, hutch on wall in playroom, TV and TV mount in primary bedroom, kitchen refrigerator
- Exclusions: Stained glass artwork in dining room and second floor bathroom, silver shelf in upstairs hallway, wood medicine cabinet in second floor bathroom, washer and dryer, refrigerator in screened porch

Utility and Maintenance Information

- Approximate monthly costs:
 - Gas - Eversource: \$170/month (includes heat and hot water)
 - Electric - National Grid: \$250/month (includes range/oven and dryer)
 - Water - Town: \$40
 - Cable/Internet - Verizon: \$85
- The seller does all lawn maintenance/treatments and snow removal.
- The Town of Southborough does not offer public curbside trash pickup. Residents may purchase an annual access sticker to drop trash/recycling off at the Town transfer station. Private curbside trash pickup is available for hire by various local companies.

47 Central Street, Southborough



SELLERS INFORMATION SHEET

Disclosures:

- Sellers commissioned a pre-listing inspection by licensed MA inspector and have addressed priority safety & mechanical items. Full report available to serious buyers upon request; additional items identified in the inspection report are disclosed for buyer awareness. Certain items may be age-appropriate, cosmetic, or typical for a home of this vintage and construction, and are not anticipated to be remedied or credited as these conditions have been considered in the property's pricing and duly disclosed. **Buyers retain the right to conduct their own independent inspection in accordance with Massachusetts law. See Massachusetts Mandatory Residential Home Inspection Disclosure attached to MLS.**

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.