

7 Carolyn Terrace, Southborough



UPDATES/IMPROVEMENTS

	Year Completed	Approx. Cost*
Installed heat pump for 2nd floor	2025	\$22,000.00
Installed plaster ceiling and repainted basement	2024	\$7,770.00
Added shed	2023	\$8,563.00
- Primary suite addition including bedroom with vaulted ceiling, two walk-in closets, and luxury en-suite bathroom; First floor updates including refinished ceiling, refreshed built-ins with high-end grasscloth wallpaper/cabinet doors, bar with wine fridge, and replaced hardware on kitchen cabinets; Exterior: Installed composite entry steps & railing	2022	\$270,000.00
Added fence to backyard	2022	\$17,000.00
Added playset with foundation in backyard	2022	\$6,000.00
Replaced microwave	2022	\$468.00
Installed custom blinds throughout the home	2022	\$7,400.00
Installed ceiling fans in all bedrooms	2022	\$450.00
Installed irrigation system	2021	\$3,850.00
Added screened in porch and re-did full deck with composite flooring and railings	2020	\$26,000.00
Replaced hot water heater (80 gal)	2020	\$2,535.00
Installed Electrolux washer and dryer with risers	2020	\$3,500.00
Replaced toilet in first floor bathroom	2020	\$350.00
Removed 6 pine trees	2020	\$10,500.00
Replaced roof	2019	\$12,500.00 <i>Paid by insurance</i>

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	Year Completed	Approx. Cost*
Painted all rooms throughout the house	2018	\$2,000.00
Added Mini Splits on first floor for heating and cooling	2018	\$7,390.00
Added insulation from Mass Save throughout	2018	\$1,000.00
Installed LED overhead lighting throughout the home	2018	\$3,500.00
<i>*Receipts/documentation available for most items on list</i>	TOTAL	\$412,776.00