



8 ASHLEY ROAD, SOUTHBOROUGH

Seller's Information Sheet

Renovation Projects by Seller

- Refinished hardwood floors throughout first level
- Replaced roof
- Installed new front door with sidelights
- Replaced windows on second floor
- Replaced hot water heater
- Replaced A/C condenser
- Installed shed
- Renovated back deck
- Installed paver patio/fire pit area
- Refinished garage floor with epoxy coating
- Installed custom window blinds/shades

Inclusions / Exclusions

- The following appliances will convey with the sale: refrigerator, microwave, range, dishwasher, washer, dryer.
- The swing set, pool table, and grill are excluded but available for purchase; please ask listing agent for prices if interested.
- Ring doorbell and cameras are excluded.
- All of seller's personal property is excluded.

Disclosures and Additional Property Information

- Hardwood floors on the first level are being refinished between the time listing photos were taken and when showings begin.
- There is a \$175 per YEAR mandatory HOA fee for common area landscaping.
- The fireplace in the lower level is decorative only / non-functioning.
- Per previous owner, the partially finished lower level may not be permitted.
- There are grading and construction easements on the lot; see attachments in MLS for more info.
- Title V inspection is scheduled for Friday, June 6.

Buyer

Buyer

The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification by the buyer.