

This report was prepared by Maria Romero Vagnini, 617.640.1400



**MLS # 72781777 - New
Single Family - Detached**

**8 Foxhill Dr
Southborough, MA 01772-1779
Worcester County**

List Price: **\$1,195,000**

Style: **Colonial**

Total Rooms: **10**

Color: **Gray**

Bedrooms: **4**

Grade School: **Finn/Wdwd/Neary**

Bathrooms: **2f 1h**

Middle School: **Trottier**

Master Bath: **Yes**

High School: **Algonquin**

Fireplaces: **2**

Handicap Access/Features:

Directions: **Parkerville Rd to Foxhill Dr**

 Next Open House: **Saturday, February 06, 2021 11:00 AM - 1:00 PM**

Event Type: In-Person

Remarks

****Open House by Appt** A truly custom home on a cul-de-sac drive exuding quality and warmth at every turn. The 2-story foyer gives way to the Dining Rm with tray ceiling, formal Living Rm, and cherry Kitchen. The open Kitchen features stainless appliances, granite counters, island, pantry, and breakfast area. The spacious Family Rm has a gas fireplace and access to a new 4-Season Rm with walls of windows, bead-board paneling & a gas stove. Stunning solid oak floors carry through to each of these common rooms. A quiet office is the ideal spot to work from home. The second floor features a lovely master suite sitting area, walk-in custom closet, bath with vaulted ceiling and whirlpool tub, three additional large bedrooms each with large closets, a shared bath, and sunny laundry room. Full unfinished walk-out basement with slider to yard. Three car garage, mudroom area, irrigation, surround sound, stone patio, invisible fence, high ceilings, close to Finn school and ball fields.**

Property Information

Approx. Living Area: **4,063 Sq. Ft.**

Approx. Acres: **1.1 (47,916 Sq. Ft.)**

Garage Spaces: **3 Attached**

Living Area Includes:

Heat Zones: **3 Forced Air, Oil**

Parking Spaces: **4 Off-Street**

Living Area Source: **Measured**

Cool Zones: **Central Air**

Approx. Street Frontage:

Living Area Disclosures: **Measured by 3rd party**

Disclosures: **Eastern Propane tank is rented; Additional Info: surround sound and receiver included, irrigation system serviced by The Sprinkler Guy, professionally landscaped yard; furniture and TVs negotiable;**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X13	Flooring - Hardwood, Lighting - Sconce
Dining Room:	1	13X15	Flooring - Hardwood, Chair Rail, Decorative Molding
Family Room:	1	22X18	Fireplace, Flooring - Hardwood, Cable Hookup, Recessed Lighting
Kitchen:	1	14X26	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Lighting - Pendant
Master Bedroom:	2	20X25	Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 2:	2	14X13	Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	14X13	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	18X13	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Beadboard
Bath 2:	2		Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Enclosed Shower - Fiberglass
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:	2		Skylight, Ceiling - Vaulted, Closet, Flooring - Stone/Ceramic Tile
Home Office:	1	10X13	Flooring - Wall to Wall Carpet, Window(s) - Picture
Sun Room:	1	16X23	Flooring - Hardwood, Dining Area, Main Level, Slider, Gas Stove, Lighting - Overhead, Beadboard
Foyer:	1	14X11	Flooring - Hardwood, Lighting - Overhead, Crown Molding, Decorative Molding
Mud Room:	1		Closet, Flooring - Hardwood, Lighting - Overhead, Beadboard

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

Basement: **Yes Full, Walk Out, Unfinished Basement**

Beach: **No**

Exterior: **Vinyl**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **North**

Home Own Assn:


Lead Paint: **Unknown**


UFFI: Warranty Features:

Exterior Features: **Patio, Gutters, Sprinkler System, Invisible Fence**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **Security System, Cable Available, Wired for Surround Sound**
Lot Description: **Paved Drive**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built: **2005** Source:
Public Record
Year Built Description:
Approximate
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**
Tax Information
Pin #: **M:012.0 B:0000**
L:0029.0
Assessed: **\$935,600**
Tax: **\$15,587** Tax Year: **2020**
Book: **36569** Page: **23**
Cert: **00095456**
Zoning Code: **RA**
Map: Block: Lot:

Office/Agent Information

Office: Mathieu Newton Sotheby's International Realty  (508) 366-9608

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