

This report was prepared by Maria Romero Vagnini, 617.640.1400



**MLS # 73106239 - New
Single Family - Detached**

**2 Macneill Dr
Southborough, MA 01772
Worcester County**

List Price: **\$899,900**

Style: **Colonial**
Color: **White**
Grade School: **Finn/Wdwd/Neary**
Middle School: **Trottier**
High School: **Algonquin**
Approx. Acres: **0.41 (17,759 SqFt)**
Handicap Access/Features:
Directions: **Rt 9 West to White Bagley to Latisquama to Macneill Dr OR Main St to Latisquama to Macneill**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

Location and charm abound in this fantastic 4-bedroom/2.5-bath center entrance colonial. As you travel down the causeway over the scenic reservoir, you'll instantly feel like you've arrived in a peaceful hamlet. Enjoy the convenience of this location which is close to everything Southborough has to offer, yet is just minutes to all major routes. The Southborough Golf Club is your neighbor and open to the public for golf and passive recreation in the off-season. The chef's kitchen was designed for serious cooks with a Wolf gas range, vented hood, wall-oven, leathered black granite countertops, custom cabinetry with furniture details, counter seating, tile backsplash, and a large eat-in-area. You'll appreciate the expansive dining room, home office made cozy by a wood-burning fireplace, family room with paneled walls, a vaulted beamed ceiling with fan, built-ins, and walls of windows. A 2-car-garage, mudroom, walkout basement, bluestone patio, large yard w/irrigation, WOW! Welcome Home!

Property Information

Approx. Living Area Total: **2,667 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Other**
Approx. Above Grade: **2,174 SqFt** Approx. Below Grade: **493 SqFt**
Living Area Disclosures: **SF per 3rd Party: 1st floor 1,272sf, 2nd floor 902sf, basement bonus room 493sf**

Heat Zones: **Hot Water Baseboard, Gas** Cool Zones: **None**
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2 Attached**

Disclosures: **Mudroom is unheated; 5 windows are original; 1 fireplace in unfinished area of basement and not being used; old swimming pool was filled in; Seller will install a new septic system in mid-June prior to closing w/design available by request; late-June/early-July closing preferred;**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|------|--|
| Dining Room: | 1 | | Flooring - Hardwood, Window(s) - Bay/Bow/Box, Lighting - Overhead |
| Family Room: | 1 | | Ceiling Fan(s), Ceiling - Beamed, Ceiling - Vaulted, Flooring - Wood, Exterior Access |
| Kitchen: | 1 | | Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove, Lighting - Pendant |
| Main Bedroom: | 2 | | Closet, Flooring - Hardwood |
| Bedroom 2: | 2 | | Closet, Flooring - Hardwood |
| Bedroom 3: | 2 | | Closet, Flooring - Hardwood |
| Bedroom 4: | 2 | | Closet, Flooring - Hardwood |
| Bath 1: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Beadboard |
| Bath 2: | 2 | | Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile |
| Bath 3: | 2 | | Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile |
| Laundry: | 1 | | Flooring - Hardwood |
| Mud Room: | 1 | | Flooring - Stone/Ceramic Tile, Main Level, Exterior Access, Recessed Lighting |
| Bonus Room: | B | | Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting |
| Home Office: | 1 | | Fireplace, Flooring - Wall to Wall Carpet, Main Level, Recessed Lighting |

Features

Appliances: **Wall Oven, Compactor, Countertop Range, Refrigerator, Washer, Dryer, Vent Hood**
Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Partially Finished, Walk Out**
Beach: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **portable generator is negotiable**
Facing Direction: **South**
Home Own Assn:

Construction: **Frame**
 Electric: **200 Amps**
 Exterior: **Wood**
 Exterior Features: **Patio, Gutters, Sprinkler System, Invisible Fence, Stone Wall**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Failed**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1969** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:045.0 B:0000 L:0015.0**
 Assessed: **\$677,500**
 Tax: **\$10,000** Tax Year: **2023**
 Book: **33450** Page: **29**
 Cert: **72941**
 Zoning Code: **RB**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
 Facilitator: **2.5**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

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

Listing Agent: **Maria Romero Vagnini**  (617) 640-1400

Team Member(s): **Maria Romero Vagnini**  (617) 640-1400


Sale Office:



Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent:  **Schedule with ShowingTime** or Call **888-627-2775**,  **Schedule with ShowingTime**

Showing: Facilitator:  **Schedule with ShowingTime** or Call **888-627-2775**,  **Schedule with ShowingTime**

Special Showing Instructions: **Showings begin on Friday at 5pm**

Firm Remarks

Visit www.2macneill.com

Market Information

Listing Date: **3/22/2023**

Days on Market: Property has been on the market for a total of **42** day(s)

Expiration Date: **8/8/2023**

Original Price: **\$899,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **42** day(s)

Office Market Time: Office has listed this property for **42** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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