



MLS # 72652905 - New
Single Family - Detached

1 Chestnut Hill Rd
Southborough, MA 01772-1003
Worcester County

List Price: **\$699,900**

Style: **Colonial, Antique**
 Color: **White**
 Grade School: **Finn/Wdwd/Neary**
 Middle School: **Trottier**
 High School: **Algonquin**
 Handicap Access/Features:
 Directions: **Main St to Chestnut Hill Rd**

Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **3f 2h**
 Master Bath:
 Fireplaces: **5**

Remarks

"The Major Josiah Fay House," elegantly sited on Southborough's northside abutting Chestnut Hill Farm and 170 acres of conservation land, is a handsome 18th century home rich w/history & many updates yet maintaining the character & original features of this lovely historic home. The floor plan & well appointed rooms create a welcoming space for comfortable living and entertaining. The interior offers wood flooring, 5 fireplaces, updated open kitchen and dining room (the real heart of the home), mudroom/sitting area, inviting screened porch, comfortable office & spacious living room. Three staircases lead to the 2nd level with 3 spacious bedrooms, laundry, and 2.5 bathrooms. A light-filled 3rd floor has a bonus room with full bathroom. Improvements include converting to natural gas ('14), exterior paint ('20), Marvin windows ('11), tankless water heater ('19), porch ('19), exterior paint ('20), 30-yr Architectural roof ('05), and invisible fence ('17). Title V in hand.

Property Information

Approx. Living Area: 2,923 Sq. Ft.	Approx. Acres: 1.01 (43,996 Sq. Ft.)	Garage Spaces: 2 Detached
Living Area Includes:	Heat Zones: 4 Hot Water Baseboard, Steam, Gas	Parking Spaces: 2 Off-Street
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures: Furnace improved 2014 & serviced regularly; occasional seepage near bulkhead in basement;		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X16	Fireplace, Flooring - Wood, Main Level
Dining Room:	1	20X12	Wood / Coal / Pellet Stove, Flooring - Wood, Main Level, Open Floor Plan, Lighting - Pendant, Decorative Molding
Kitchen:	1	28X15	Flooring - Wood, Countertops - Stone/Granite/Solid, Main Level, Remodeled, Stainless Steel Appliances, Peninsula, Lighting - Pendant, Lighting - Overhead
Master Bedroom:	1	18X16	Fireplace, Flooring - Wood, Lighting - Sconce
Bedroom 2:	2	16X13	Fireplace, Closet, Flooring - Wood, Lighting - Sconce
Bedroom 3:	2	10X12	Closet, Flooring - Wood
Bath 1:	1		Bathroom - Half, Flooring - Wood
Bath 2:	2		Bathroom - Half, Flooring - Wood
Bath 3:	2		Bathroom - Full, Flooring - Wood
Laundry:	2		Closet - Linen, Flooring - Wood
Bathroom:	2		Bathroom - Full, Flooring - Wood
Bathroom:	3		Bathroom - Full, Flooring - Wood
Bonus Room:		19X13	Fireplace, Flooring - Wood
Office:	1	10X12	Bathroom - Half, Flooring - Wood

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Tennis Court, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **Yes Full, Bulkhead**
 Beach: **No**
 Exterior: **Wood**
 Exterior Features: **Porch - Screened, Storage Shed, Fenced Yard, Invisible Fence**
 Flooring: **Wood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Insulation: **Fiberglass - Batts**
 Interior Features: **Cable Available, Internet Available - Fiber-Optic**
 Lot Description: **Corner**
 Road Type: **Public**
 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**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **Owl statue in yard; closet doorknobs in bedroom 2; mirrors in 1st floor 1/2 bath;**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1756** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:051.0 B:0000 L:0009.0**
 Assessed: **\$628,600**
 Tax: **\$10,472** Tax Year: **2020**
 Book: **16825** Page: **320**
 Cert:
 Zoning Code: **RSP**
 Map: Block: Lot:

Firm Remarks

Visit www.1ChestnutHill.com; have buyers visit website before scheduling showing; only primary buyer(s) and their agent; MUST bring/wear mask & gloves; Covid Release must be signed;

Market Information

Listing Date: 5/7/2020	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$699,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	