

This report was prepared by Maria Romero Vagnini, 617.640.1400



**MLS # 72945515 - New  
Single Family - Detached**

**10 Latisquama Rd  
Southborough, MA 01772  
Worcester County**

List Price: **\$900,000**

Style: **Victorian, Antique**  
Color:  
Grade School: **Finn/Wdwd/Neary**  
Middle School: **Trottier**  
High School: **Algonquin**  
Handicap Access/Features:  
Directions: **Main St to Latisquama Rd or Rte 9 to White Bagley to Latisquama**

Total Rooms: **11**  
Bedrooms: **5**  
Bathrooms: **1f 1h**  
Master Bath: **No**  
Fireplaces: **2**

**Remarks**

**History unites with style in this gracious village antique on a beloved scenic road. The grand front porch welcomes guests while inside original features like Victorian moldings and hardware, hardwood floors many original leaded glass windows, and high ceilings take centerstage. The updated kitchen has a look that's modern but seamlessly fits in with subway tiles, tall cabinets, quartz countertops, stainless steel appliances, and a bead-board ceiling. A stunning walkthrough butler's pantry offers storage, a beverage refrigerator, and a wet bar. On the second floor you'll find 4 spacious bedrooms, a dressing room/nursery, and an updated bathroom. The third floor is a multi-functional space that makes an ideal guest suite with a dramatic peaked ceiling, closet with barn door, wet bar, and large sitting area. Outside is a fantastic retreat and built for entertaining with an outdoor bar, dining space, firepit area, outdoor shower, and hot tub. Steps to everything Southborough has to offer!**

**Property Information**

Approx. Living Area: **3,331 Sq. Ft.**      Approx. Acres: **0.86 (37,462 Sq. Ft.)**      Garage Spaces: **0**  
Living Area Includes:      Heat Zones: **Hot Water Radiators, Oil, Electric**      Parking Spaces: **6 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:

Living Area Disclosures: **3 floors of living**

Disclosures: **Mudroom & Basement Laundry Rm are unheated; Basement Refrigerator, basement shelving, SimpliSafe Alarm System on doors and windows are included; Occasional seepage during heavy rain/melt in Southeast corner of basement; Sellers have used foyer fireplace but was unable to be inspected by chimney co;**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14X20	Wood / Coal / Pellet Stove, Flooring - Hardwood, Window(s) - Picture, Pocket Door
Dining Room:	1	17X14	Flooring - Hardwood, Pocket Door
Kitchen:	1	12X14	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Beadboard
Master Bedroom:	2	15X17	Closet, Flooring - Hardwood
Bedroom 2:	2	17X14	Closet, Flooring - Hardwood
Bedroom 3:	2	12X15	Closet, Flooring - Hardwood
Bedroom 4:	2	11X13	Closet, Flooring - Hardwood
Bedroom 5:		11X24	Flooring - Wood, Wet bar
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	12X7	Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		Flooring - Concrete, Laundry Sink
Home Office:	1	14X12	Flooring - Hardwood, Window(s) - Picture
Nursery:	2	9X12	Closet, Flooring - Hardwood
Mud Room:	1		Flooring - Hardwood
Bonus Room:	3	21X16	Ceiling Fan(s), Ceiling - Vaulted, Closet, Flooring - Wood

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**  
Area Amenities: **Public Transportation, 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, Walk Out, Concrete Floor, Unfinished Basement**  
Beach: **No**  
Electric: **200 Amps**  
Exterior: **Shingles, Vinyl**  
Exterior Features: **Porch, Gutters, Hot Tub/Spa, Outdoor Shower**  
Flooring: **Wood, Tile**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions: **Headboard in Primary Bedroom;**  
Facing Direction: **West**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Approximate, Renovated Since**

Foundation Size:  
 Foundation Description: **Fieldstone**  
 Hot Water: **Oil**  
 Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
 Lot Description: **Paved Drive, Sloping**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Pass**  
 Terms: **Contract for Deed**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

#### **Tax Information**

Pin #: **M:054.0 B:0000 L:0074.0**  
 Assessed: **\$608,500**  
 Tax: **\$9,906** Tax Year: **2022**  
 Book: **52513** Page: **130**  
 Cert: **000000059093**  
 Zoning Code: **RB**  
 Map: Block: Lot:

#### **Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
 Facilitator: **1**  
 Compensation Based On: **Net Sale Price**

#### **Firm Remarks**

**Visit [www.10Latisquama.com](http://www.10Latisquama.com) for more info; Please present any and all offers on Tues, 3/1@noon email Maria.vagnini@mnsir.com in 1 PDF;**

#### **Market Information**

Listing Date: **2/23/2022**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **7/20/2022**

Original Price: **\$900,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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