



# TOP THINGS TO KNOW ABOUT:

3 HAWTHORNE STREET, UNIT 3, WOBURN

## Age of roof/material?

- 2014, asphalt shingle

## Age of heating system?

- 2014

## Age of hot water tank? Is it oil, gas, etc?

- 2014, gas

## Any water in basement?

- No

## Is there a sump pump?

- No

## Age of windows?

- 2014

## Is there any insulation? If so, where?

- Standard insulation.  
Roof, Basement ceiling

## School district?

- Goodyear Elementary School , John F Kennedy Middle School, Woburn High School



### **Specific Closing Date?**

- No, ASAP

### **How many heating and cooling zones are there?**

- Two

### **Are the Water Utilities and Sewer Utilities City/Town?**

- Yes, Woburn water and sewer is \$266 per half year, fixed rate.

### **Is there a condo Association? If so, what does it include? What is the fee? Is there management at this property?**

- No condo association. No condo fee. Home insurance premium is \$1990 per year for two units, each unit pays \$995 per year.

### **Heating cost per annum?**

- Electrical bill is ~\$70-100 per month; gas bill is ~ \$100 per month in winter, and \$30 per month in summer. Gas is used for cooking, heating and hot water.

### **Do you have a Master Deed? Do you have a copy of the meeting minutes and special assessments/reserves?**

- Yes, we have a copy of the master deed. We do not have any meeting minutes or special assessments/reserves.

