



TOP THINGS TO KNOW ABOUT:

16 VICTORIA AVE, READING

Age of roof/material?

- About 18 years old

Age of heating system?

- About 15 years

Age of hot water tank?

- About 5 years old

Any water in the basement?

- Never had any water.

Is there a sump pump?

- No

Is there any insulation?

- Yes, in the attic

Is the water/sewer town utilities?

- Yes

How many Heating Zones?

- 3 Zones

School District?

- Joshua Eaton, Walter S. Parker, Reading

Estimated Closing Date?

- Flexible closing date

Heating cost per month?

- \$130/month

Electricity cost per month?

- \$120/month

Age of Windows?

- Bathrooms: 5 yrs old
Bedrooms: 5 yrs old
Other: Original

Material of Foundation?

- Poured Concrete



ADDITIONAL INFORMATION

- New water heater
- New windows upstairs
- Updated kitchen and baths
- Granite counters
- Stainless appliances
- Updated family room with new flooring and lighting (lower level)
- Two wood burning fireplaces - living room and family room
- Ready to finish walk up attic big enough for two additional bedrooms
- Hardwood floors throughout the house
- Joshua eaton elementary school one block away
- Parker middle school 1/2 mile away
- Open concept sun filled kitchen and dining room with skylight - perfect for entertaining
- Beautiful landscaped fenced in backyard