



# TOP THINGS TO KNOW ABOUT:

21 JACKSON RD, MEDFORD

## **Age of roof?**

- Approximately 10 years old

## **Age of hot water tank?**

- 2 years old

## **Age of windows?**

- Newer windows

## **Age of heating system?**

- New furnace approximately 5 years ago

## **Age of insulation?**

- Cellulose in walls and attic, newer—approximately 5 years ago

## **School District - Elementary, Middle, High School?**

- Brooks, McGlynn/Andrews, Medford

## **Specific Closing Date?**

- Flexible, prefer late July

## **Are the Water Utilities and Sewer Utilities city/town?**

- Yes

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

- 3 zones

## **Heating cost per annum?**

- \$800/year



## ADDITIONAL INFORMATION

- 2 car garage with new automatic door
- Radiant in-floor heating in kitchen keeps feet cozy during cool months
- 6 minute walk to train, 11 minute ride to North Station—most affordable zone 1A commuter rail station
- Amazing light, custom blinds
- Close to running trails along Mystic Lakes and also near Fells
- Efficient stucco home stays cool in summer, excellent heat in winter—baseboards all around walls keep it consistently cozy warm throughout—no draftiness or cold spots

### **Improvements made to home since purchase— improvements made in 2016, 2017, 2018 (with associated monetary value)**

- 2017 Solar panels purchased, so free power! (\$12,000)
- 2016 New high-end washer/dryer (includes sanitize mode on both machines and steam function on dryer) comes with home (\$1,800)
- 2016 Addition of all-new en-suite Master Bathroom, tub, walk-in shower, new flooring, vanity with double sinks and sconces all from Restoration Hardware, recessed lights, new windows, plumbing, electric added (\$50,000)
- 2016 Remodeled Master Bedroom added walk-in closet with pocket door, automatic lights (\$5,000)
- 2016 New custom wood door on upstairs hall linen closet \$800
- 2016 9 new doors installed to the 2nd floor (\$3,000)
- 2016/2018 Air-Conditioning Units (3x) (\$1,000)
- 2017 Custom window seat cushion for dining room (\$500)
- 2017/2018 All new stainless steel kitchen appliances (microwave, range, dishwasher, refrigerator) and faucet (\$3,500)
- 2016 New Restoration Hardware kitchen lighting over counter (\$450)

\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.



## ADDITIONAL INFORMATION CONTINUED

- 2016 Backsplash tile resurface (\$700)
- 2016 Downstairs bath new vanity, cabinet, and Restoration Hardware sconces
- 2016 Upstairs second bath remodel, with ceramic tile resurface, new vanity, faucet, curved shower rod, toilet, custom shade (\$4,000)
- 2017 New dining and living room chandeliers from Pottery Barn (\$800)
- 2016 New custom blinds that can be bottom up/top down (Living Room, Office, stairs Master Bed/Bathroom) New blinds in Dining Room, new curtains and rods in 2 extra Bedrooms (all can stay and all bedrooms have blackout shades) (\$4,500)
- 2016 New basement windows (\$3,000)
- 2017 Radon mitigation (\$1,000)
- 2016 Lead abatement (\$14,500)
- 2016 New Garage Door and Opener (\$6,000)
- 2016 Painting in the garage (\$800)
- 2016 New Restoration Hardware paint throughout entire house, also painted basement (\$5,000)
- 2016-2017 All new rich topsoil added to entire yard, new drought tolerant grass planted, new trees planted around property, massive no maintenance landscaping of gardens including planting of private hedge fence that will grow in over time along front and side of home, drip irrigation system (only needed around once a week during dry spells due to all drought tolerant plants) (\$10,000)
- 2017 - 2018 New mailbox, house numbers, painted lamppost (\$200)
- Several beautiful new rugs from Restoration Hardware and new living room couch from Jordan's can be added to sale of property.