



TOP THINGS TO KNOW ABOUT:

159 WARWICK RD, MELROSE

Age of roof?

- 2012

Age of hot water tank?

- Unknown

Age of windows?

- Unknown

Age of heating system?

- Unknown

Heating Costs per Annum?

- Approx \$1500

Is there insulation?

- Yes - blown-in insulation 2014

School District - Elementary, Middle, High School?

- Melrose - Call SUPT for Elementary school information

How many heating zones are there?

- 1 zone

Is there a sump pump?

- Yes

Is it town/city water & sewer?

- Yes

Specific Closing Date?

- Mid-November



ADDITIONAL INFORMATION

- Commuter's dream -- 2 ways for quick access to Boston by short train rides: walk to Cedar Park commuter rail station; or just 2 miles to Oak Grove T station (first stop on Orange line)
- Steps from the Middlesex Fells Reservation and the miles of wooded hiking and biking trails and outdoor recreation opportunity it provides.
- Spacious living room connected to a bright family room centered around an efficient wood stove
- Dining room open to recently remodeled and updated kitchen with a pass through counter that seats 6
- Kitchen walks out to large brick patio perfect for entertaining.
- Landscaped backyard adjoins a wooded lot providing green views from the newly installed large windows in the dining room and tons of privacy
- Basement has finished area perfect for playroom or for guests with a full bathroom
- Basement also has a nice sized unfinished area with laundry and space for workshop
- Newer roof, newer insulation, newer exterior paint, walk up attic for storage

