



# TOP THINGS TO KNOW ABOUT:

31 BEACON STREET, WOBURN

## Age of roof?

- New roof installed in 9/2006 (12 years old)

## Age of hot water tank?

- New hot water tank installed in 3/2013 (5 years old)

## Age of heating system?

- Electric baseboard. Age of units not known.

## How many heating & cooling zones are there?

- 11 heating zones & 1 cooling zones

## Age of windows?

- Unknown

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

- Woburn School District, please call superintendent office to confirm.

## Is there a Sump Pump?

- No

## Are the water and sewer utilities city/town?

- Yes

## Specific Closing Date?

- Preferably before/by December 10th

## ADDITIONAL INFORMATION

- Updated living room – installed two new windows, tile flooring (1/3 of total space)
- New central A/C installed in 5/2013. (5 years old)
- Six-foot wooden fence installed in 9/2009 around rear of property; ½ of property (9 years old)
- Two driveways (front & rear of property) – both paved in 6/2008
- Front and rear yards have underground Irrigation system
- Fireplace flue is not usable in it's current state.

