

THINGS TO KNOW

39 BROADWAY, UNIT 206, MALDEN

AGE/TYPE OF ROOF	2003 / ASPHALT SHINGLE
AGE/TYPE OF HOT WATER TANK	2014 / GAS
INSULATION	YES
AGE OF WINDOWS	2003
IS THERE A SUMP PUMP?	YES - 2 IN BASEMENT
ARE WATER/SEWAGE UTILITIES IN TOWN?	YES
ARE THERE ANY EASEMENTS ON THE PROPERTY?	NO
IS THERE A CONDO FEE? IF SO, WHAT DOES IT INCLUDE?	YES - \$400 MONTH. INCLUDES WATER, HOT WATER, SEWER, MASTER INSURANCE, ELEVATOR, EXTERIOR MAINTENANCE, SNOW REMOVAL, EXTRA STORAGE, REFUSE REMOVAL, RESERVE FUNDS FLOOD INSURANCE

**ANDERSEN
GROUP
REALTY**

*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.

NOTABLE FEATURES

39 BROADWAY, UNIT 206, MALDEN

PARKING

2 DEEDED PARKING SPACES: SPACE #2 IS COVERED,
SPACE #30 IS UNCOVERED

INTERNET

COMPLEX HAS BOTH FIOS AND XFINITY OPTIONS

STORAGE

DEEDED STORAGE UNIT #206 IN BASEMENT

LAUNDRY

STACKED, IN UNIT

BALCONY

ACCESSIBLE VIA SLIDING GLASS DOORS, WITH VIEW OF
NEIGHBORHOOD

FLOORING

BAMBOO HARDWOOD FLOORS THROUGHOUT