

# THINGS TO KNOW

## 9 PINE KNOLL ROAD, LEXINGTON

### AGE OF ROOF

7 YEARS; SUNROOM 12 YEARS

### AGE & TYPE OF HOT WATER TANK

12 YEARS OLD; SUPERSTORE/ZONE OFF BOILER

### AGE OF HEATING SYSTEM

NEW BOILER (2018). EMERGENCY BACKUP PROPANE GENERATOR (KOHLER) WITH AUTO TRANSFER SWITCH - 12 YEARS OLD.

### INSULATION

FIBERGLASS & CELLULOSE

### AGE & TYPE OF WINDOWS

3-25 YEARS OLD; ALL WINDOWS DOUBLE PANE WITH LOW-EMISSIVITY TREATMENT

### IS THERE A SUMP PUMP?

YES

### NUMBER OF HEATING & COOLING ZONES

2 ZONES FOR BASEBOARD HEAT, 5 HEAT PUMPS INDEPENDENT CONDENSERS; WHOLE HOUSE FAN

### ARE WATER/SEWAGE UTILITIES IN TOWN?

TOWN WATER & SEWER; SEPARATE WATER METER FOR IRRIGATION

### SPECIFIC CLOSING DATE?

MID-JULY

### SCHOOL DISTRICTS

ESTABROOK ELEMENTARY  
DIAMOND MIDDLE  
LEXINGTON HIGH

# UPDATES & NOTABLE FEATURES

9 PINE KNOLL ROAD, LEXINGTON

## **NEW HARDWOOD FLOORS**

NEW IN PAST 6 MONTHS: 2 BEDROOMS, KITCHEN, PASSAGEWAY

## **NEW ADDITION - SUNROOM/DEN**

ADDED ONTO KITCHEN ~10 YEARS AGO

## **FRESHLY PAINTED INTERIOR**

MARCH 2019

## **SPRINKLER SYSTEM**

INSTALLED IN FRONT YARD

## **PVC TRIM**

ALMOST ALL TRIM OUTSIDE IS PVC

## **MISCELLANEOUS**

- ALL APPLIANCES INCLUDED
- REPLACED CARPET ON STAIRS AND IN MASTER BEDROOM WITH HARDWOOD FLOORS
- ADDITION ON BACK OF HOUSE ~20 YEARS AGO
- ACCESS TO BIKE PATH