

# THINGS TO KNOW

25 JAMES STREET, UNIT 4, MALDEN

## **CONDO FEE**

\$285/MONTH; COVERS: WATER/SEWER, BUILDING FIRE PROTECTION (ALARM/SPRINKLER), REFUSE REMOVAL, PEST CONTROL, PUBLIC AREA MAINTENANCE, MASTER INSURANCE, SNOW REMOVAL, LANDSCAPING, EXTERIOR MAINTENANCE & RESERVE FUNDS

## **ROOF (AGE/TYPE)**

17 YEARS / ASPHALT SHINGLES

## **HEATING SYSTEM (AGE/TYPE)**

2 YEARS / GAS

## **HOT WATER TANK (AGE/TYPE)**

7 MONTHS / GAS

## **AGE OF WINDOWS**

17 YEARS

## **ANNUAL HEATING & ELECTRIC COSTS**

HEAT: \$1,676 / ELECTRIC: \$2,021

## **NUMBER OF HEATING & COOLING ZONES**

1 HEATING ZONE & 1 COOLING ZONE

## **TOWN UTILITIES**

PAID VIA CONDO FEES

## **CLOSING DATE**

AS SOON AS POSSIBLE

## **SCHOOL DISTRICTS**

FERRYWAY/MALDEN HIGH SCHOOL

# ADDITIONAL INFORMATION

25 JAMES STREET, UNIT 4, MALDEN

## **PARKING**

- TWO DEEDED PARKING SPOTS: #4 AND #14

## **PET RESTRICTIONS**

- NO MORE THAN 1 PET
- UNDER 30 LBS

## **UPDATES DURING OWNERSHIP**

- INSTALLED NEST THERMOSTAT
- NEW FURNACE & CENTRAL AIR
- NEW STAINLESS STEEL APPLIANCES
- NEW SINK
- NEW QUARTZ COUNTERTOPS
- NEW BACKSPLASH
- NEW WASHER & GAS DRYER
- NEW HOT WATER HEATER