

THINGS TO KNOW

2 OGRADY CIRCLE, STONEHAM

ROOF

Asphalt/Fiberglass Shingles

HEAT

Natural gas

HOT WATER

Natural gas - Bradford 75 gallon tank, power vented, new in 2017

HEATING & COOLING ZONES

2 heating zones, 2 cooling zones (central A/C)

APPROX. HEATING & ELECTRIC COSTS/YEAR

Heat - \$1,240
Electric - \$1,817

INSULATION

Full insulation: Fiberglass (MassSave audited and installed new insulation in attic in Oct. 2019, including new cap for pulldown attic stairs)

WATER & SEWER

Town of Stoneham

SCHOOLS

Elementary: Colonial Park
Middle: Stoneham
High: Stoneham High

PARKING

Attached 2-car garage
8 off-street in paved driveway

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UPDATES SINCE OWNERSHIP

2020

- New Carrier 3 ton air conditioning condenser installed
- Driveway sealed
- Sealed garage floor
- Installed 2 new Honeywell Thermostats with WiFi controls
- Installed new shed doors
- Installed new solar cover for swimming pool

2019

- MassSave Audit (also in 2015): Replaced all light bulbs with LED, shower heads, furnaces, A/C units inspected for efficiency, installed new fiberglass insulation in attic
- Installed two new Liftmaster Garage Door openers with WiFi controls

2018

- Good Window Company inspected, replaced damaged panes and repaired all window hardware in home

2017

- Installed all new water efficient American Standard toilets (4 total)
- New pool pump installed
- New Pool Boy automatic solar cover reel with remote added

2016

- Installed new Anderson 3000 Self-storing storm door (front exterior)
- Replaced deck fascia boards with High Performance Cellular PVC Trim
- Planted 25 Thuja Green Giant privacy trees in backyard

2015

- Removed all carpet on 2nd level of home and Installed select red oak hardwood floors
- Garage door and front door trim repaired, replaced as necessary and painted

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