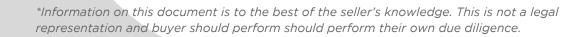
# THINGS TO KNOW

### 22 GARRETT ROAD, READING

ROOF	Shingle - Insulated with foam - New in 2014
HEAT	Forced hot air by oil (oil tank insured, virgin steel with replaced lines)
HOT WATER	Forced hot water - New burner/water heater installed Nov 2019
HEATING & COOLING ZONES	1 heating zone, 1 cooling zone (central A/C)
APPROX. HEATING & ELECTRIC COSTS	Heat - \$2,500/year Electric - \$1,300/year
WATER & SEWER	MWRA water & sewer. The property also has a private well, which supports the irrigation system.
SCHOOLS	Elementary: Alice M. Barrows Middle: Parker High: Reading Memorial
PARKING	Attached 2-car garage 4 off-street in paved driveway For full information on this property, scan this code
CLOSING DATE	Sellers prefer to close after Oct. 1st



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# THINGS TO KNOW

### 22 GARRETT ROAD, READING

#### UPDATES SINCE OWNERSHIP

- 1989: Added an addition updated kitchen and large family room
- 2003: Added waterproof basement system
- 2005: Renovated master/3rd floor bathroom
- 2014: New roof

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- 2016: Installed lawn irrigation system
- 2016: Installed a private well
- 2019: Replaced French doors onto back deck

#### SUMP PUMP & WATERPROOFING SYSTEM

- Sump pump in basement
- Waterproofing system installed by Pioneer Basement (Sept 2003) guaranteed for lifetime with annual inspection

For full information on this property, scan this code



\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform should perform their own due diligence.