

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

CLOSING DATE

Sellers prefer to close after Oct. 1st

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on this property,
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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
- 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

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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.*