

THINGS TO KNOW

4 ALBERT DRIVE, UNIT 2, WOBURN

AGE & MATERIAL OF ROOF	Fiberglass asphalt shingles, replaced December 2020
AGE & TYPE HOT WATER	Boiler replaced in June 2021
WASHER/DRYER	Laundry on-site. It is next door. The dryer is electric
WATER & SEWER	City of Woburn
STORAGE	Storage unit in the attic of the building
OWNER OCCUPANCY	8 out of 12 units are owner occupied, to best of seller's knowledge
PARKING	2 car off street parking
SCHOOLS	<ul style="list-style-type: none">• Elementary: Goodyear• Middle: Kennedy• High: Woburn Memorial
CONDO FEES	Condo fee includes heat, hot water, landscaping, waste removal and use of the associations in-ground pool, yard and BBQ area
COMMON AREAS	Laundry room, landscaped ground with inground swimming pool, grilling area and outside space
HEATING	Heat - Natural Gas, 1 Zone

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IMPORTANT THINGS TO KNOW

Pets are allowed with breed restrictions. Laundry is on-site, next door.

UPDATES SINCE OWNERSHIP

- Bathroom: new shower with slide doors
- Kitchen: new counter and bottom cabinets
- Windows: insulated windows
- Fridge and dishwasher have been replaced.
- Apartment freshly painted
- Floor replaced

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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.*