

# THINGS TO KNOW

18 CARLSON WAY, WOBURN

<b>AGE &amp; MATERIAL OF ROOF</b>	Asphalt/Fiberglass Shingle Roof, 6 yrs
<b>FOUNDATION</b>	Concrete Foundation
<b>TYPE OF ELECTRICAL</b>	200amp
<b>AGE &amp; TYPE OF HEATING SYSTEM</b>	Gas Heating, Forced Air Heating, Central Air Conditioning, 6 yrs
<b>AGE &amp; TYPE OF HOT WATER TANK</b>	Gas, tankless water heater. 6 yrs
<b>WATER &amp; SEWER</b>	Town of Woburn
<b>HEATING &amp; ELECTRIC COST</b>	Electric ~\$2000/yr, Gas ~\$1500/yr
<b>HEATING ZONES</b>	3 Zones
<b>COOLING ZONES</b>	3 Zones
<b>CENTRAL AC</b>	Yes
<b>UTILITIES USED</b>	Eversource National Grid
<b>SCHOOL DISTRICTS</b>	Hurld-Wyman Elementary school Daniel L Joyce Middle School Woburn High
<b>PARKING</b>	2 Car Garage, 4 Off-Street

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## UPDATES SINCE OWNERSHIP

- Upgraded light fixtures
- Fence
- Shed
- Finished basement
- Landscaping

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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.*