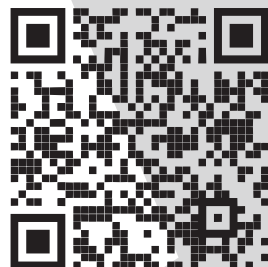


THINGS TO KNOW

28 CRANMORE LANE, MELROSE

AGE & MATERIAL OF ROOF	Asphalt Shingles, 2019
FOUNDATION	Concrete
TYPE OF ELECTRICAL	200Amp
AGE & TYPE HEATING SYSTEM	Oil, 2019
TYPE OF HOT WATER	Oil, 2019
INSULATION	Blown insulation - external Spray Foam - attic/roof
ELECTRIC & HEATING COST	Heating \$1,200/year; Electrical \$1,200/year
HEATING ZONES, COOLING ZONES & AC	3 heating zones
SEWER & WATER	City of Melrose
UTILITIES	Electricity - National Grid Gas - Cubby
SCHOOL DISTRICTS	Grade School: Melrose Middle School: MVMMS High School: Melrose High
PARKING	2 Attached, 2 Off-Street
LAUNDRY & DRYER	Electric, Included in the sale

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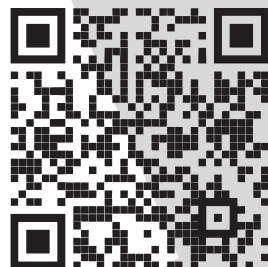
THINGS TO KNOW

28 CRANMORE LANE, MELROSE

UPDATE SINCE OWNERSHIP

- New Heating system
- New Kitchen
- High capacity and efficiency Electrolux washer and Dryer
- Heating Radiator covers baseboards
- Insulation
- Installed additional storage in Attic across the length of the house with plywood flooring
- Redid the whole yard
- Changed windows to Harvey windows and backyard door to sliding high efficiency glass door
- Lower Floor renovation including all windows, utility room with doors, under stairs storage, enclosed beam, leveling the floor and installed new vinyl flooring, painting
- Whole Bathroom renovation
- Closets with drawers with lockers and soft borders
- Solid core Closet French doors
- 220V car charger installed
- Changed several electrical switches and plugs to newer ones with USB
- LED recessed lighting across the whole house
- Installed Chimney cover
- Waterproofing concrete foundation and flooring in garage
- Painting

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