

THINGS TO KNOW

95 CONVERSE LANE, MELROSE

AGE & MATERIAL OF ROOF	Asphalt/Fiberglass Shngles, Wood Shingles
FOUNDATION	Poured Concrete
TYPE OF ELECTRICAL	Circuit breaker
SUMP PUMP	Yes
HEATING AND ELECTRIC COST	Average gas bill: \$2400/year Average Electric: \$870/year
UTILITY PROVIDER	National Grid for gas and electric Leasing solar panels from SunRun
AGE & TYPE HEATING SYSTEM	Gas, forced hot water (baseboard heaters)
AGE & TYPE OF HOT WATER	Gas, tank
INSULATION	Fully insulated, blown in (attic, walls)
HEATING ZONE	3 Heating Zones
WASHER & DRYER	Gas, included in sale
SEWER & WATER	Town of Melrose
SCHOOL	Grade School - Apply Middle School - NVMMS High School - Melrose High School

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**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.*

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- UPDATES DURING OWNERSHIP**
- Roof replacement 2014
 - Patio and front walk way 2015
 - Gutter screens added to roof gutters 2019
 - Washer & Dryer 2014
 - Upstairs bathroom ventilation / fan installation
 - Inset lighting in living room, 3 bedrooms
 - Solar panels 2019
 - French drain & sump pump
 - Partially finished basement
 - Attic and exterior wall insulation
 - Dishwasher 2022
 - Replaced breezeway stairs 2022
 - Removed walls between kitchen & dining room, installed new cabinetry 2015

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