

THINGS TO KNOW

19 WESTON AVE - UNIT B, SOMERVILLE

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| AGE & MATERIAL OF ROOF | New roof in 2018, entire building, asphalt shingle |
| AGE OF WINDOWS | 2009 |
| AGE & TYPE OF HEATING SYSTEM | New heating in 2020 (Gas) |
| AGE & TYPE OF HOT WATER TANK | Gas hot water tank, 2019 |
| APPROX HEATING AND ELECTRIC COSTS PER ANNUM | Electric \$2600, Natural Gas \$990 |
| HEATING & COOLING ZONES | 1 heating zone, 1 cooling zone, central A/C |
| WATER AND SEWER UTILITIES | City of Somerville |
| UTILITIES | Eversource |
| STORAGE | Yes, exclusive use |
| DRYER & WASHER | Yes, laundry room in the unit with a washer and gas dryer. |
| PARKING | 2 Car Garage, with additional guest parking, EV charging capability |
| UPDATES SINCE OWNERSHIP | <ul style="list-style-type: none">• 2009 Windows replaced• 2016 Primary bath and guest bath renovation• 2016 New washer and dryer• 2018 Building roof replaced• 2019 New water heater• 2020 New HVAC systems• 2020 Rear deck repaired and refinished and front porch replaced• 2021 New refrigerator and microwave• 2022 Air duct cleaning |

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on this property,
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PREFERRED CLOSING DATE

Delayed closing with option for leaseback

CONDO ASSOCIATION

Pets allowed, 19 units all owner occupied, no known assessments

CONDO FEE

\$375/month - includes common area electricity and maintenance, snow removal and landscaping, fire and sprinkler system maintenance and monitoring, master insurance, management company fees

EXCLUSIONS

- Toto washlet
- Home theater surround sound speakers in the living room
- Sonos connect amplifier in primary bathroom

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