

# THINGS TO KNOW

## 19 GARDEN ROAD, STONEHAM

<b>MATERIAL OF ROOF</b>	ASPHALT/FIBERGLASS SHINGLES
<b>FOUNDATION TYPE</b>	POURED CONCRETE
<b>TYPE OF ELECTRICAL</b>	CIRCUIT BREAKERS, 200 AMPS, OPEN/UNUSED CIRCUITS
<b>UTILITY PROVIDERS</b>	EVERSOURCE (ELECTRIC), ANDERSON OIL (CONSUMER CHOICE)
<b>TYPE OF HEATING SYSTEM</b>	FORCED AIR, OIL
<b>TYPE &amp; AGE OF HOT WATER TANK</b>	ELECTRIC TANK, 3 YEARS OLD
<b>INSULATION</b>	INSULATED, FIBERGLASS
<b>ENERGY FEATURES</b>	PROGRAMMABLE THERMOSTAT (NON-WIFI), NEW FRONT DOOR AND BACK SLIDING DOOR INSULATED (ANDERSON), SPRING LOADED SEALING CHIMNEY CAP
<b>APPROX. OIL &amp; HEATING COST</b>	\$1,800/YEAR
<b>APPROX. ELECTRIC COST</b>	\$3,200/YEAR
<b>HEATING ZONE</b>	2 HEATING ZONES
<b>COOLING ZONE</b>	2 COOLING ZONES, CENTRAL AC
<b>SEWER/WATER</b>	CITY/TOWN WATER AND SEWER
<b>WASHER AND DRYER</b>	ELECTRIC DRYER, BOTH INCLUDED IN THE SALE
<b>EXTERIOR FEATURES</b>	<ul style="list-style-type: none"><li>• EXPANSIVE TWO-LEVEL MAHOGANY DECK IN BACKYARD</li><li>• FENCED IN BACKYARD</li><li>• ABOVE GROUND POOL</li><li>• CHILD SAFE DECKING WITH GATES</li><li>• INTERIOR AND BACKYARD WIRED FOR SOUND</li><li>• WORKING WOOD BURNING FIREPLACE</li><li>• FINISHED MULTI-ROOM BASEMENT WITH WALK OUT TO BACKYARD</li><li>• AMPLE CLOSET/STORAGE SPACE THROUGHOUT HOME</li><li>• MULTI-LEVEL LAUNDRY HOOKUPS</li></ul>

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### EXCLUSIONS

- VIKING REFRIGERATOR (NEGOTIABLE)
- STAND ALONE BAR WITH 4 HIGH TOP CHAIRS IN BASEMENT (NEGOTIABLE)

### UPDATES

- NEW RETAINING WALL IN FRONT YARD
- DRY WELL ADDED TO FRONT YARD
- DRAIN ADDED AT BASE OF GARAGE
- NEW SIDEWALK IN FRONT OF HOUSE
- NEW FRONT WALKWAY, LANDING, STEPS AT FRONT DOOR
- NEW RAILING FOR FRONT STAIRS
- NEW FRONT DOOR/DOOR FRAME
- NEW SLIDING GLASS DOOR IN KITCHEN
- NEW AC/AIR EXCHANGE
- ENCLOSED POOL DECK
- RADON MITIGATION
- CROWN MOLDING AND NEW PAINT FIRST FLOOR
- UPDATED KITCHEN CABINETS (PAINT, CROWN MOLDING, HARDWARE)
- NEW STAIRS RUNNER
- REPOINTED CHIMNEY, NEW CAP, REGULAR MAINTENANCE