

# THINGS TO KNOW

374 PARK STREET, NORTH READING

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, 2 years
<b>FIREPLACE</b>	1 Fireplace
<b>WATER UTILITIES</b>	Town of North Reading
<b>SEWER UTILITIES</b>	Private Sewerage
<b>SCHOOL DISTRICTS</b>	Elementary School: E. Ethel Little School Middle School: J. Turner Hood High School: North Reading High School
<b>HEAT &amp; COOLING ZONES</b>	4 Heat Zones, 1 Cooling Zone
<b>HOT WATER</b>	Natural Gas, Tank
<b>UTILITY PROVIDERS</b>	North Reading Electric
<b>UTILITY CONNECTIONS</b>	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
<b>HEATING &amp; ELECTRIC COSTS</b>	Approx. \$1400/year
<b>ENERGY FEATURES</b>	Insulated Windows
<b>INTERIOR FEATURES</b>	Cable Available, Internet Available - Fiber-Optic
<b>EXTERIOR FEATURES</b>	Deck - Wood, Gutters, Garden Area, Stone Wall
<b>FLOORING</b>	Wood, Wall to Wall Carpet, Laminate
<b>FOUNDATION</b>	Concrete Block, Slab
<b>PARKING</b>	4 Total Parking Spaces
<b>PREFERRED CLOSING DATE</b>	August 31, 2024
<b>APPLIANCES INCLUDED IN SALE</b>	Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Freezer - Upright, Vent Hood
<b>UPDATES MADE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• New Windows</li><li>• New Roof</li><li>• New Exterior Trim</li><li>• New Floors</li></ul>

*\*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.*