

# THINGS TO KNOW

15 ROCK HILL STREET, MEDFORD

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, 5 years
<b>HEAT &amp; COOLING ZONES</b>	4 Heat Zones, 1 Cooling Zone, Central Air
<b>TYPE &amp; AGE OF HOT WATER</b>	Natural Gas, Tankless, 4 years
<b>WATER &amp; SEWER UTILITIES</b>	City of Medford
<b>UTILITY PROVIDERS</b>	Gas - Eversource, Electric - National Grid, Cable - Comcast or Verizon
<b>UTILITY CONNECTIONS</b>	for Gas Range, for Electric Dryer, Washer Hookup
<b>FIREPLACE</b>	1
<b>SCHOOL DISTRICTS</b>	Elementary School: Brooks Elementary School High School: Medford High School
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Fieldstone
<b>INSULATION</b>	Full, Blown In
<b>FLOORING</b>	Wood, Tile, Wall to Wall Carpet
<b>ELECTRIC</b>	220 Volts, 200 Amps
<b>HEATING &amp; ELECTRIC COSTS</b>	Approx. \$4,000 per year
<b>EXTERIOR FEATURES</b>	Porch, Deck - Composite, Gutters, Sprinkler System, Decorative Lighting, Screens, City View(s), Drought Tolerant/Water Conserving, Landscaping, Garden Area
<b>PARKING</b>	4 Off-Street Parking Spaces, 1 Detached Garage Space
<b>EXCLUSIONS FROM HOME SALE</b>	Light in Front Playroom First Floor, 2 Pendant Lights in First Floor Hallway, Sconces in Master Bedroom, Swingset
<b>APPLIANCES INCLUDED IN SALE</b>	Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Vent Hood, Water Instant Hot
<b>UPDATES MADE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Gutters (2024)</li><li>• Front Porch Rebuilt, House Painted (2023)</li><li>• Central Air Installed (2020)</li><li>• Heating System (2020)</li><li>• Electrical - Fully Re-wired (2020)</li><li>• Central AC Installed (2020)</li><li>• Hot Water Tank (2020)</li><li>• Re-wired and Re-plumbed</li><li>• Renovated Kitchen</li><li>• Removed Wallpaper</li><li>• Floors Sanded</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 should perform their own due diligence.*