

# THINGS TO KNOW

100 BALDWIN AVENUE - UNIT #17, WOBURN

<b>MATERIAL OF ROOF</b>	Asphalt/Fiberglass Shingles
<b>HEAT &amp; COOLING ZONES</b>	3 Heat Zones, 2 Cooling Zones, Central Air
<b>TYPE OF HOT WATER</b>	Electric
<b>ELECTRIC</b>	110 Volts, 220 Volts, Circuit Breakers, 200 Amps
<b>UTILITY PROVIDERS</b>	Eversource - Electric, National Grid - Gas, Verizon - TV and Internet
<b>UTILITY CONNECTIONS</b>	for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
<b>WATER &amp; SEWER UTILITIES</b>	City of Woburn
<b>AREA AMENITIES</b>	Public Transportation, Shopping, Highway Access
<b>FLOORING</b>	Tile, Hardwood
<b>CONSTRUCTION</b>	Frame
<b>INSULATION</b>	Full, Fiberglass, Blown in
<b>INTERIOR FEATURES</b>	Cable Available, Sauna/Steam/Hot Tub, Internet Available - Fiber-Optic
<b>EXTERIOR FEATURES</b>	Porch, Deck - Composite, Gazebo
<b>BASEMENT FEATURES</b>	Full, Finished, Walk-out, Exterior Access
<b>ENERGY FEATURES</b>	Insulated Windows, Insulated Doors, Prog. Thermostat
<b>CONDO ASSOCIATION</b>	Yes
<b>CONDO FEE INCLUSIONS</b>	Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground
<b>MANAGEMENT</b>	Professional - Off Site
<b>CONDO MGMT COMPANY</b>	JA Wood
<b>PETS ALLOWED</b>	Yes
<b>PARKING</b>	1 Off-Street Parking Space, 1 Garage Space
<b>PREFERRED CLOSING DATE</b>	March or April 2025
<b>APPLIANCES INCL. IN SALE</b>	Range, Dishwasher, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Washer - ENERGY STAR, Vent Hood
<b>UPDATES SINCE OWNERSHIP</b>	Install Owen Corning Basement System

*\*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.*