

THINGS TO KNOW

173 OVERLOOK ROAD, ARLINGTON, MA

AGE OF ROOF	20 years
HEATING	Forced Air, Gas
COOLING	Window AC
HOT WATER	Natural Gas
SCHOOL DISTRICTS	Grade School: Stratton Grade School Middle School: Gibbs School / Ottoson Middle School High School: Arlington High School
AREA AMENITIES	Public Transportation, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station
WATER/SEWER UTILITIES	Town of Arlington
UTILITY CONNECTIONS	for Gas Range, for Gas Dryer, Generator Connection
ELECTRIC	110 Volts, 100 Amps
FIREPLACE	1
CONSTRUCTION	Frame, Stone/Concrete
FLOORING	Hardwood, Wood Laminate
FOUNDATION	Poured Concrete
INSULATION	Full
ENERGY FEATURES	Insulated Windows, Storm Windows, Insulated Doors, Storm Doors
EXTERIOR FEATURES	Deck, Deck - Wood
PARKING	4 Off-Street Parking Spaces, 1 Attached Garage Space
APPLIANCES INCL. IN SALE	Dishwasher, Refrigerator, Washer, Dryer
EXCLUSIONS FROM SALE	All furniture except the Refrigerator
UPDATE SINCE OWNERSHIP	Foundation, Basement, First floor all updated within 10 years

**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.*