

THINGS TO KNOW

3 BRANDT DRIVE, WOBURN, MA

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| MATERIAL & AGE OF ROOF | Asphalt/Fiberglass Shingles (2025) |
| HEAT & COOLING ZONES | 3 Heat Zones, 3 Cooling Zones, Central Air, Heat Pump |
| HOT WATER | Electric, Tank (2025) |
| SCHOOL DISTRICTS | Elementary School: Hurld Wyman Elementary School Middle School: Joyce Middle School High School: Woburn Memorial High School |
| AREA AMENITIES | Park, Highway Access, Public School |
| WATER/SEWER UTILITIES | City of Woburn |
| UTILITY PROVIDERS | Eversource |
| UTILITY PROVIDERS | for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup |
| CONSTRUCTION | Frame |
| FOUNDATION | Poured Concrete, Slab |
| INSULATION | Spray Foam |
| FLOORING | Stone/Slate, Engineered Hardwood |
| ELECTRIC | Pre-Wired for Renewables, 400 Amps, EV Charging Station |
| ENERGY FEATURES | Insulated Windows, Prog. Thermostat |
| INTERIOR FEATURES | Cable Available, Internet Available - Unknown |
| EXTERIOR FEATURES | Deck - Composite, Patio, Covered Patio/Deck, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens |
| PARKING | 2 Off-Street Parking Spaces, 2 Attached Garage Spaces |
| APPLIANCES INCLUDED IN SALE | Range, Wall Oven, Dishwasher, Disposal, Microwave, Indoor Grill, Vent Hood |
| UPDATE SINCE OWNERSHIP | New Construction |
| OTHER HOME FEATURES | <ul style="list-style-type: none">• Ground floor can be utilized as single floor living for in-law, au pair, etc with the summer kitchen that can function as a full kitchen• Efficient electric HVAC, two hot water tanks, and upgraded 400AMP electric with EV charger for modern and convenient living• Deck has waterproofing and a gutter system to keep the patio dry beneath• Bonus room off the patio can be a home gym, office, hobby room, or more |

**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.*