

THINGS TO KNOW

65 MONTROSE AVENUE, WAKEFIELD, MA

MATERIAL & AGE OF ROOF	Asphalt/Fiberglass Shingles, 2020
HEAT & COOLING ZONES	2 Heat Zones, Central Air
HOT WATER	Electric, Tank
ELECTRIC	200 Amps
WATER/SEWER UTILITIES	Town of Wakefield
UTILITY PROVIDERS	Wakefield Municipal Gas & Light Department
UTILITY CONNECTION	for Gas Range
SCHOOL DISTRICTS	Elementary School: Woodville Elementary School Middle School: Galvin Middle School High School: Wakefield Memorial High School
AREA AMENITIES	Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, Public School
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete
FLOORING	Tile, Hardwood
INSULATION	Fiberglass, Spray Foam
ENERGY FEATURE	Insulated Windows
INTERIOR FEATURE	Internet Available - Broadband
EXTERIOR FEATURES	Deck - Wood, Gutters, Fenced Yard
BASEMENT FEATURE	Full
PARKING	2 Off-Street Parking Spaces, 2 Attached Garage Spaces
UPDATE SINCE OWNERSHIP	Gutters All Around
APPLIANCES INCL. IN SALE	Range, Wall Oven, Dishwasher, Microwave, Refrigerator

**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.*