

THINGS TO KNOW

12 SAGAMORE DRIVE, ANDOVER, MA

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT ZONE	3 Heat Zones
TYPE & AGE OF HEATING	Central Heat, Hot Water Baseboard, Gas (February 2025)
FIREPLACE	2 Fireplaces
HOT WATER	Natural Gas
HOT WATER TANK	Combi Unit, ALTAC-136B (February 2025)
SCHOOL DISTRICTS	Elementary School: Bancroft Elementary School Middle School: Doherty Middle School High School: Andover High School
WATER UTILITIES	Town of Andover
SEWER UTILITIES	Private Sewerage
UTILITY PROVIDERS	Electric - National Grid, Gas - Eversource, Cable/Internet - Comcast
UTILITY CONNECTIONS	for Electric Range, for Electric Oven
AREA AMENITIES	Walk/Jog Trails, Highway Access, Public School
ELECTRIC	110 Volts, 220 Volts, EV Charging Station
INSULATION	Full
FLOORING	Wood, Tile, Wall to Wall Carpet
CONSTRUCTION	Frame
PARKING	6 Off-Street Parking Spaces, 2 Attached Garage Spaces
ENERGY FEATURES	Insulated Windows
INTERIOR FEATURES	Cable Available, Internet Available - Fiber Optic
EXTERIOR FEATURES	Deck, Deck - Wood, Screens, Fruit Trees
PREFERRED CLOSING DATE	Mid June 2025
APPLIANCES	Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer
UPDATES MADE SINCE OWNERSHIP	Kitchen, Master Bath, Guest Bath, Whole house electrical, Basement walls and carpet, New insulation, Kitchen floors (hardwood), Refinished deck and fences, Entryway floor, Outside retaining wall, Front steps, and Front pathway, New windows

**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.*