

THINGS TO KNOW

235 WINTHROP STREET #5512, MEDFORD

HEAT & COOLING ZONES	5 Heat Zones, 4 Cooling Zones, Wall AC
HOT WATER	Tank
WATER/SEWER UTILITIES	City of Medford
SCHOOL DISTRICTS	Elementary School: Brooks Elementary School Middle School: Andrew's Middle School High School: Medford High School
AREA AMENITIES	Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School, University
UTILITY PROVIDERS	National Grid - Electric, Xfinity - Cable & WIFI
UTILITY CONNECTIONS	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup
APPROX. HEATING AND ELECTRIC COSTS	\$2500 per year
EXTERIOR FEATURES	Porch - Screened, Balcony, Pool - Inground
INTERIOR FEATURES	Cable Available, Intercom, Internet Available - Fiber-Optic, Elevator
PARKING	2 Parking Spaces
PREFERED CLOSING DATE	Before August 15, 2025
APPLIANCES INCLUDED IN SALE	Range, Wall Oven, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer, Washer / Dryer Combo, Vent Hood
CONDO FEE INCLUSIONS	\$597.77/month - Water, Sewer, Master Insurance, Swimming Pool, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom, Extra Storage, Refuse Removal, Reserve Funds
MANAGEMENT	Professional - Off Site
CONDO MGMT. COMPANY	Tibbetts Property Management
RESTRICTIONS	Rentals, Smoking - In Common Areas, Smoking - In Units
ASSOC. SECURITY FEATURES	Intercom, TV Monitor

**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.*

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ASSOCIATION POOL

Yes

DOCUMENTS IN HAND

Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance

UPDATES MADE SINCE OWNERSHIP

- 2025: Wallpaper removed and freshly painted all interior walls Kitchen & Bath cabinets sanded and painted. Balcony floors refinished and painted. Master bedroom balcony screen replaced Light fixtures and cabinet hardware
- 2020: New toilets installed in both bathrooms
- 2019: New pump & belt in washer/dryer. Master bedroom new A/C wall unit
- 2017: New Disposal. 3rd bedroom/den new A/C wall unit
- 2016: Hallway bathroom bath and tub replaced
- 2015: New Water heater
- 2014: New Refrigerator/Freezer