

THINGS TO KNOW

481-483 LEBANON STREET, UNIT 3, MELROSE, MA

MATERIAL OF ROOF	Wood Shingles, Rubber
HEAT & COOLING ZONES	1 Heat Zone, 1 Cooling Zone, Central Air
HOT WATER	Natural Gas, Tank
SCHOOL DISTRICTS	Elementary School: Lincoln Elementary School Middle School: Melrose Veteran High School: Melrose High School
WATER/SEWER UTILITIES	City of Melrose
SEWAGE DISTRICT	MWRA
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
AREA AMENITIES	Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station
CONSTRUCTION	Frame
INSULATION	Full, Fiberglass, Fiberglass - Batts
ELECTRIC	220 Volts, Circuit Breakers
FLOORING	Tile, Hardwood
ENERGY FEATURES	Insulated Windows, Insulated Doors
INTERIOR FEATURES	Cable Available, French Doors
EXTERIOR FEATURES	Porch, Patio, Fenced Yard, Screens, Stone Wall
PARKING	2 Off-Street Parking Spaces, 1 Detached and Deeded Garage Space
ASSOCIATION FEE	\$377 - Exterior Maintenance, Landscaping, Snow Removal
MANAGEMENT	Owner Association
RESTRICTIONS	Smoking - In Common Areas, Smoking - In Units
DOCUMENTS IN HAND	Master Deed, Unit Deed, Floor Plans
APPLIANCES INCLUDED IN SALE	Range, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage

**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.*