

THINGS TO KNOW

162 BORDER ROAD, CONCORD

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT & COOLING ZONES	3 Heat Zones, 1 Cooling Zone, Central Air
HOT WATER	Natural Gas
FIREPLACE	1 Fireplace
SCHOOL DISTRICTS	Elementary School: Thoreau Elementary School Middle School: Concord Middle School High School: Concord Carlisle High School
UTILITY PROVIDERS	National Grid and Concord Municipal Light
UTILITY CONNECTIONS	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
AREA AMENITIES	Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship
WATER UTILITIES	Town of Concord
SEWER UTILITIES	Private Sewerage
FLOORING	Tile, Wall to Wall Carpet
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete
INSULATION	Full Cellulose - Sprayed
ELECTRIC	200 Amps
ENERGY FEATURES	Insulated Windows, Attic Vent Elec.
EXTERIOR FEATURES	Porch - Screened, Patio, Gutters, Fenced Yard
PARKING	2 Off-Street Parking Spaces, 2 Attached Garage Spaces
PREFERRED CLOSING DATE	Early October 2025

**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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HOME FEATURES

Large flat yard, Solar, Recently renovated kitchen with tons of storage, modern energy-saving recessed lighting throughout the house, Efficient gas fireplace, Screened in porch, Fully finished basement with heat, Cedar storage closet in basement, Built-in shelving in living room/family room

APPLIANCES INCLUDED IN SALE

Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer

UPDATES MADE SINCE OWNERSHIP

- A/C with Ductwork on 1st and 2nd Floors
- Fully Fenced aluminum fence in backyard
- Carpeted Stairs to 2nd Floor
- Mass Save Insulation, and Sealing Throughout the House
- Added Pull Down Ladder Access to Attic
- All Updates Done Late 2024/Early 2025