

# THINGS TO KNOW

31 WOLCOTT STREET, MALDEN

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, 3 years old
<b>HEAT &amp; COOLING ZONES</b>	2 Heat Zones, 2 Cooling Zones, Central Air, Windows AC
<b>HOT WATER</b>	Natural Gas
<b>AGE OF HEATING SYSTEM</b>	New AC (Feb 2020)
<b>AREA AMENITIES</b>	Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Laundromat, Bike Path, Highway Access, Public School, T-Station
<b>WATER/SEWER UTILITIES</b>	Town of Malden
<b>UTILITY CONNECTIONS</b>	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup
<b>UTILITY PROVIDERS</b>	National Grid - Electric, Gas; Verizon - Internet
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Fieldstone
<b>FLOORING</b>	Wood, Hardwood
<b>ELECTRIC</b>	110 Volts, 200 Amps, EV Charging Station
<b>ENERGY FEATURES</b>	Storm Doors, Prog. Thermostat
<b>EXTERIOR FEATURES</b>	Porch, Patio, Balcony, Gutters, Garden Area
<b>PARKING</b>	4 Parking Spaces
<b>APPLIANCES INCLUDED IN SALE</b>	Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vent Hood, Cooktop - ENERGY STAR, Range - ENERGY STAR, Oven - ENERGY STAR
<b>OTHER HOME FEATURES</b>	Convince Factor, 3rd Floor has Electric Baseboard, Access to the T (30-40 min to downtown door to door), Most of the Property is Updated, Plenty of Living Space
<b>EXCLUSIONS FROM SALE</b>	Tesla Charger, Deck Furniture, Deck Storage, Curtains

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## UPDATES MADE SINCE OWNERSHIP

- New fridge (GE) – June 2024
- New Roof (FRS Roofing) – Feb 2023
- Updated Smart Driveway light with camera (Eufy) – Nov 2022
- New Asphalt driveway (New Generation Landscaping & Masonry) – Feb 2021
- New 9 inch deep Woodchip Playground (New Generation Landscaping & Masonry) – Feb 2021
- Playground Structure – July 2021
- New Vinyl Fence with rolling gate for driveway (New Generation Landscaping & Masonry) – Feb 2021
- New HVAC Unit with 10 year warranty (SwampScott Refrigeration) – Feb 2020
- EV Ready outdoor outlet 14-50- July 2019
- New Trex Back Patio (Solid Contracting) – March 2019
- New Vinyl Pergola (New England Arbor) – March 2019
- New Carpet on 3rd Floor (New Coverings)- Sept 2018
- Updated Open floor plan kitchen (One Way development)– Sept 2017
- New Kitchen cabinets – Sept 2017
- New Kitchen appliance (40A induction cook top, Wall over, Rang Hood, Microwave, Dishwasher) – Sept 2017
- Front and back smart light with camera (Kuna) – Sept 2017
- Sewage line update with lifetime guarantee (Roto-rooter) – 2014 / Done by last owner