

THINGS TO KNOW

315 WAVERLEY ST, BELMONT

MATERIAL & AGE OF ROOF	Asphalt/Fiberglass Shingles (2025)
HEAT & COOLING ZONES	4 Heat Zones, 4 Cooling Zones, Central Air, Heat Pump
HOT WATER	Electric, Tank
SCHOOL DISTRICTS	Elementary School: Wellington Elementary School Middle School: Chenery Middle School High School: Belmont High School
WATER/SEWER UTILITIES	Town of Belmont
AREA AMENITIES	Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Laundromat, Bike Path, Highway Access, House of Worship, Public School, T-Station
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete, Fieldstone
INSULATION	Full, Spray Foam
FLOORING	Wood, Tile, Laminate
ELECTRIC	200 Amps
ENERGY FEATURES	Insulated Windows, Insulated Doors
INTERIOR FEATURES	Cable Available, Walk-up Attic, Internet Available - Broadband
EXTERIOR FEATURES	Porch, Deck, Deck - Composite, Balcony, Professional Landscaping
PARKING	4 Off-Street Parking Spaces, 1 Attached Garage Space
APPLIANCES INCL. IN SALE	Range, Dishwasher, Disposal, Refrigerator
HOME FEATURES	<ul style="list-style-type: none">• Home is Completely Renovated and Professionally Landscaped• High Ceilings• Newly Installed Paver Patio and Spacious Backyard• Master Suite Features Separate Bathroom, Walk-in Closet and Large Bedroom• Energy Efficient due to 2 Heat Pump Systems for Heat and A/C Combined with Spray Foam Throughout
UPDATES MADE SINCE OWNERSHIP	Large Addition, Complete Home Renovation and Extensive Landscape Improvements

**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.*