

THINGS TO KNOW

2 KINGSTON ST, UNIT 2, NORTH ANDOVER, MA

HEAT ZONES	2 Heat Zones
HOT WATER	Natural Gas
SCHOOL DISTRICT	High School: North Andover High School
AREA AMENITIES	Swimming Pool, Highway Access
WATER/SEWER UTILITIES	Town of North Andover
UTILITY PROVIDERS	National Grid - Electric
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup
HEATING & ELECTRIC COSTS	Heat and Hot Water Costs are Included in HOA Fees (Homeowner Will Only Be Responsible for Electric Bill)
CONSTRUCTION	Brick
FLOORING	Vinyl, Laminate
INTERIOR FEATURES	Cable Available, Walk-up Attic, Internet Available - Unknown
EXTERIOR FEATURES	Patio, Professional Landscaping, Screens
PARKING	2 Off-Street and Deeded Parking Spaces
PREFERRED CLOSING DATE	ASAP - 30 day close or less preferred
EXCLUSIONS FROM SALE	2 Window AC Units
CONDO ASSOCIATION	Yes
SPECIAL ASSESSMENTS PLANNED	No
HOMEOWNER ASSOCIATION FEE	\$501 per month - Includes Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal
MANAGEMENT	Professional - Off Site
CONDO MGMT. COMPANY	Property Management of Andover
PETS ALLOWED	Yes
ASSOCIATION POOL	Yes

**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.*

THINGS TO KNOW

2 KINGSTON STREET, NORTH ANDOVER, MA

PROPERTY DESCRIPTION

- The Condo is an End Unit
- Pull Down Attic Access for Storage (Many Units Do Not Have)
- 2 Through-Wall AC Units (One of Which is New 2024) Included in Sale

APPLIANCES INCLUDED IN SALE

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

UPDATES MADE SINCE OWNERSHIP

- Vinyl Flooring in Basement (2022)
- Vinyl Flooring Throughout Upstairs (2024)
- New Dishwasher 2024 (Included in Sale)
- New Washing Machine in 2022 (Included in Sale)
- New Drop Ceiling Tiles in Basement (2024)
- Newly Painted Basement (2025)
- Newly Painted Upstairs Hallway and Stairway (2025)
- Newly Painted Child's Bedroom (2024)
- Newly Painted Both Bathrooms (2025)
- New Insulation in Attic via MassSave (2024)
- New Blinds on All Windows
- New Window Well Covers (2024)
- New Master Bedroom AC Unit (Through Wall) (2024)
- New Closet Doors, Upstairs and Main Floor (2025)
- Power Washed Patio (2025)
- New Carpet on Stairs to Basement (2022)
- Newly Paved Parking Spots (via HOA) (2024)