

THINGS TO KNOW

28 BORDER ROAD, HOLBROOK, MA

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| MATERIAL OF ROOF | Asphalt/Fiberglass Shingles |
| HEAT & COOLING ZONES | 1 Heat Zone, 1 Cooling Zone, Central Air |
| HOT WATER | Natural Gas |
| WATER & SEWER UTILITIES | Town of Holbrook |
| UTILITY PROVIDERS | Eversource & National Grid |
| UTILITY CONNECTIONS | for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup |
| CONSTRUCTION | Frame |
| FOUNDATION | Poured Concrete |
| INSULATION | Fiberglass, Blown In |
| FLOORING | Tile, Laminate |
| ELECTRIC | Circuit Breakers, 100 Amps |
| ENERGY FEATURES | Insulated Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat |
| INTERIOR FEATURES | Cable Available, Internet Available - Fiber-Optic |
| EXTERIOR FEATURES | Deck, Deck - Wood, Gutters |
| PARKING | 2 Parking Spaces |
| APPLIANCES INCL. IN SALE | Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer |
| EXCLUSIONS FROM SALE | No Washer or Dryer |
| OTHER HOME FEATURES | <ul style="list-style-type: none">• 3 Sliding Doors (2 to the Back Deck and 1 to the Side Deck)• House is Completely Updated (Roof, Heating & AC - Dual Fuel Heat Pump, Water Heater, Siding, Flooring)• Has Gas & Electric Dryer Hookup but Electric is Disconnected (Wires are Still in Place if Desired to Hook Backup, They Have Been Removed from Panel) |
| UPDATES MADE SINCE OWNERSHIP | <ul style="list-style-type: none">• Brand New Kitchen• 2 Brand New Bathrooms (2024) |

**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.*