

THINGS TO KNOW

8 HAMILTON ROAD, UNIT 2, SOMERVILLE, MA

HEAT & COOLING ZONES	2 Heat Zones, 2 Cooling Zones, Central Air
HOT WATER	Electric, Tankless
SCHOOL DISTRICTS	Elementary School: West Somerville Neighborhood School Middle School: West Somerville Neighborhood School High School: Somerville High School
WATER & SEWER UTILITIES	City of Somerville
UTILITY PROVIDERS	Eversource - Gas and Electric, Comcast - Cable and Internet
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
AREA AMENITIES	Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Bike Path, Highway Access, Private School, Public School, University
ELECTRIC	Fuses, Circuit Breakers
FLOORING	Wood
CONSTRUCTION	Frame
ENERGY FEATURES	Prog. Thermostat
EXTERIOR FEATURES	Porch, Gutters, Fenced Yard
HOMEOWNER ASSN.	\$275 - Includes Water, Sewer, Master Insurance
MANAGEMENT	Owner Association
RESTRICTIONS	Smoking - In Common Areas, Smoking - In Units
DOCUMENTS IN HAND	Master Deed, Unit Deed, Rules & Regs, Master Plan, Floor Plans, Association Financial Statements, Certificate of Insurance
PETS ALLOWED	Yes
APPLIANCES INCL. IN SALE	Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer
OTHER HOME FEATURES	Separate Offices, Walkable Area
UPDATES MADE SINCE OWNERSHIP	• Ceiling fans in all bedrooms • Screen for porch • Extra refrigerator in kitchen • Bookcase in office

**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.*