

# THINGS TO KNOW

8 CALLAHAN DRIVE, WOBURN, MA

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, New
<b>HEAT &amp; COOLING ZONES</b>	5 Heat Zones, 5 Cooling Zones, Central Air
<b>HOT WATER</b>	Natural Gas, Tankless
<b>WATER/SEWER UTILITIES</b>	City of Woburn
<b>UTILITY PROVIDERS</b>	Eversource - Electric, National Grid - Gas
<b>UTILITY CONNECTIONS</b>	for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
<b>FIREPLACE</b>	1
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Poured Concrete
<b>INSULATION</b>	Full, Cellulose - Sprayed, Fiberglass - Batts, Spray Foam
<b>ELECTRIC</b>	200 Amps
<b>FLOORING</b>	Tile, Hardwood
<b>ENERGY FEATURES</b>	Insulated Windows, Insulated Doors
<b>BASEMENT FEATURES</b>	Full, Finished
<b>INTERIOR FEATURES</b>	Cable Available, Walk-up Attic, Finish - Sheetrock, Internet Available - Unknown
<b>EXTERIOR FEATURES</b>	Porch, Patio, Gutters, Professional Landscaping, Sprinkler System, Fenced Yard
<b>PARKING</b>	4 Off-Street Parking Spaces, 2 Attached Garage Spaces
<b>CONDO ASSOCIATION</b>	No
<b>APPLIANCES INCLUDED IN SALE</b>	Range, Disposal, Microwave, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dishwasher - ENERGY STAR, Vent Hood, Water Instant Hot