

# THINGS TO KNOW

115 OXFORD RD

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles (3 years)
<b>HEAT &amp; COOLING ZONES</b>	3 Heat Zones, 3 Cooling Zones, Central Air
<b>HOT WATER</b>	Tankless
<b>AGE OF HOT WATER TANK</b>	3 years old
<b>AREA AMENITIES</b>	Public Transportation, Shopping, Tennis Court, Park, Golf Course, House of Worship, Private School, Public School, T-Station, University
<b>WATER &amp; SEWER FACILITIES</b>	City/Town Water
<b>UTILITY PROVIDERS</b>	National Grid, Eversource
<b>UTILITY CONNECTIONS</b>	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Poured Concrete
<b>FLOORING</b>	Hardwood, Vinyl, Tile
<b>ELECTRIC</b>	200 AMPS
<b>EXTERIOR FEATURES</b>	Porch, Gutters, Professional Landscaping, Sprinkler System
<b>PARKING</b>	3 Parking Spaces total, 2 Car Garage Attached
<b>APPLIANCES INCLUDED IN SALE</b>	Dishwasher, Disposal, Microwave, Washer, Dryer, Vent Hood
<b>EXCLUSIONS FROM HOME SALE</b>	None
<b>UPDATES MADE SINCE OWNERSHIP</b>	2023 Build

*\*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.*