

# THINGS TO KNOW

12 ELWERN RD

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles (22 years)
<b>HEAT &amp; COOLING ZONES</b>	1 Heat Zone, 1 Cooling Zone, Central Air
<b>HOT WATER</b>	Natural Gas
<b>AGE OF HOT WATER TANK</b>	Approximately 10 years old
<b>AREA AMENITIES</b>	Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School
<b>WATER &amp; SEWER FACILITIES</b>	City/Town Water
<b>UTILITY PROVIDERS</b>	National Grid -Gas; Eversource Electric
<b>UTILITY CONNECTIONS</b>	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup Frame
<b>CONSTRUCTION</b>	Poured Concrete
<b>FOUNDATION</b>	Wood, Hardwood, Vinyl, Carpet, Tile
<b>FLOORING</b>	220 Volts, Circuit Breakers
<b>ELECTRIC</b>	Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat
<b>ENERGY FEATURES</b>	
<b>EXTERIOR FEATURES</b>	Porch, Deck, Deck - Composite, Gutters, Screens, Stone Wall
<b>PARKING</b>	3 Parking Spaces total, 1 Car Garage Attached
<b>APPLIANCES INCLUDED IN SALE</b>	Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Dishwasher - ENERGY STAR, Washer / Dryer Combo, Vent Hood
<b>EXCLUSIONS FROM HOME SALE</b>	None

# THINGS TO KNOW

12 ELWERN RD

## **UPDATES MADE SINCE OWNERSHIP**

- New Addition Kitchen and Bathroom 2005
- Garage Door Opener 2009
- Interior Doors 2009
- Chimney repointed cap and screen installed 2013
- Hot Water Heater 2016
- Gutters rebuilt 2018
- Front walkway steps and iron railing 2020
- Stackable Washer/Dryer 2021
- AC new unit installed 2023
- Front Storm Door 2024
- Dishwasher 2026
- Basement refinished 2026