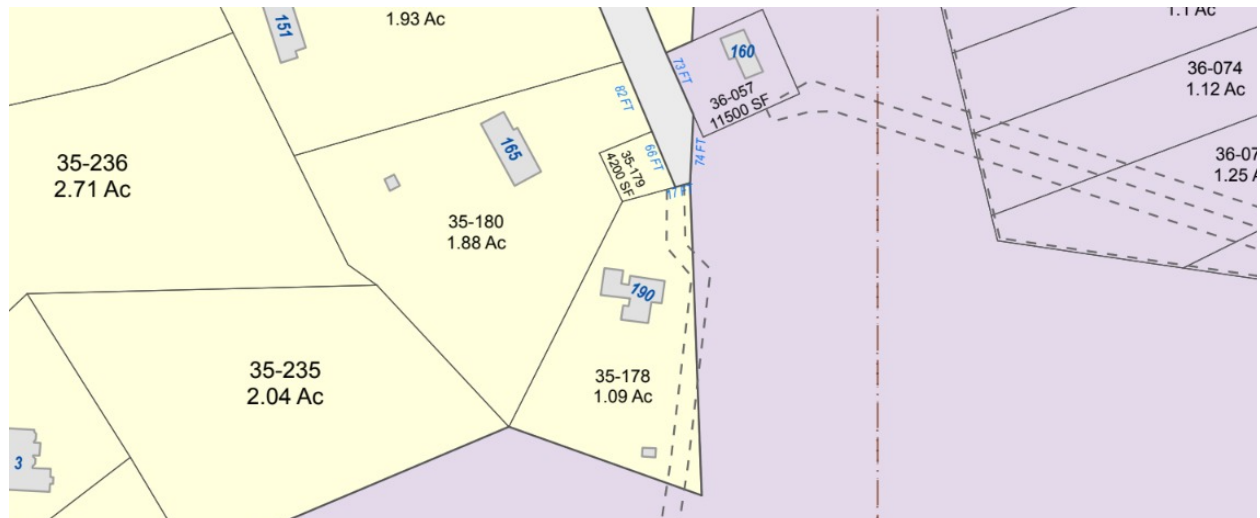


## 190 Arcadia Road, Westwood

### Information Provided by the Sellers:

- Heating: 3-zone oil hydro air system - 2016
- Oil tank replaced in February 2020
- Cooling: 3-zone central AC - 2016
- Hot water: Electric, tank - 2016
- Electricity: 200 Amp, circuit breakers
- Back-up Generator: Generac propane generator installed in 2019 and serviced annually by Precision Electric (last serviced in September 2021)
- Central humidifier installed in 2021
- Private well water: State-of-the-art water filtration system, water is tested annually
- Central vacuum - 2016
- Radon remediation system
- Sump pump in the basement
- Historical water seepage in the basement. Crack-X sealed the basement in December 2021 and there has been no water infiltration since that time.
- Propane: 2 tanks (leased through Star Petroleum) were installed in 2019 and are connected to the kitchen range, family room fireplace, generator, and a grill connection.
- Roof - 2016
- Exterior painted in 2021
- Lawn is fertilized and treated for ticks/mosquitos
- NW Pest Control tri-annual contract for inside and outside
- There is an easement along the left side of the driveway to allow entry into the adjacent 28-acre Germany Brook/Lowell Conservation Area owned by the Town of Westwood.

*Map for reference only. Not a legal document.*





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### Interior Improvements

- Dining Room board & batten and wallpaper added in 2019
- Home Office built-ins with quartz countertops installed in 2019
- Family Room bar installed in 2020 with quartz counters and backsplash, slide out liquor drawer with keyless lock, under cabinet lighting, wine/beverage fridge, and ice machine.
- Stair & second floor hallway runner installed in 2021 by Carpet Workroom

### Exclusions

- Swingset
- Safe in home office
- TV in family room
- Sonos speakers
- Chandelier in girl's bedroom
- Draperies
- Chest freezer in basement
- Extra refrigerator in basement
- Grill

### Inclusions

- Kitchen appliances
  - GE Monogram 6 burner gas range - 2016
  - Vent hood - 2016
  - GE Monogram refrigerator - 2016
  - GE Monogram dishwasher - 2016
  - Garbage disposal - 2016
  - Microwave - 2016
- Washing Machine
- Electric Dryer
- Family room appliances
  - Sub-Zero wine/beverage refrigerator with lock - 2020
  - Scotsman ice machine - 2020
- TV mount in family room
- Window shades
- Drapery rods
- New extra sump pump, as a backup