



John Lynch | Edward Johnston | Sandra Siciliano

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## 7 Carter Drive, Natick

### Information Provided by the Sellers:

- Heating
  - 2 Bosch forced hot air furnaces, propane, installed 1 year ago
  - Lower level has electric baseboard heat
- Cooling: 2 Central ACs installed 1 year ago
- Thermostats are controlled by mobile phone
- Superflow tankless hot water heater, propane, installed 1 year ago
- Central humidifier is 8 years old, in working order and has been used in the winters
- Central vacuum is in working order, one larger electric attachment head is not working
- Sprinkler system is in working order, serviced twice per year at turn on and turn off
- There are 2 sump pumps and a French drain
- 2 Propane tanks are leased at no cost, see agent for propane heating costs
- Alarm system
  - On annual contract including motion sensors
  - Controlled by mobile phone
  - Cell phone call if power goes down
  - Rear screens on deck are wired in case they are cut
  - Exterior mounted Nest cameras are included in the sale
- Interior updates
  - Kitchen counters were replaced 2 years ago
  - Mudroom, half bathroom, family bathroom floor tile replaced 3 years ago
  - Primary bathroom was renovated 4 years ago, includes radiant floor heating and wireless intelligent toilet
  - Family bathroom counter and faucets were replaced 4 years ago
- Exterior updates
  - Deck was just repainted and stained
  - 90% of wooden exterior trim has been replaced with PVC
  - Siding was painted 3 years ago
  - Driveway repaved and extended in the back 6 years ago
  - Heat wires on eaves of the rear roof and inside rear gutters for ice melting
  - Deck is hard-piped for propane for the grill
  - Roof is original (2000)



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- Inclusions
  - All window treatments
  - Kitchen appliances
    - Bosch induction cooktop - 2 years old
    - Samsung refrigerator - 4 years old
    - Bosch dishwasher - 4 years old
    - Touchless faucet
    - Garbage disposal
    - Oven - original
    - Microwave - original
  - Washer & Dryer - 4 years old
  - Primary bathroom towel warmer
  - Lower level refrigerator
  - Grill
  - Primary bedroom safe
  - New in box sump pump, as a backup
  - Exterior mounted Nest cameras, controlled by mobile phone
  - Kitchen cabinet mounted TV
  - Office mounted TV
  - Primary bathroom mounted TV
- Exclusions
  - Family Room mounted TV
  - Primary Bedroom mounted TV