



John Lynch | Edward Johnston

REALTORS®

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8 Carter Drive, Natick

Information Provided by the Sellers:

- Heating
 - 2 Oil, forced hot air furnaces, 2000
 - Separate humidifiers for each furnace
 - One zone for first floor and lower level, second zone for second floor
 - Bonus Room above garage has a ductless split
 - Mudroom has radiant floor heating
- Cooling
 - 2 Central AC systems, 2000
 - Attic air handler installed in 2017
 - Bonus Room above garage has a ductless split
- Hot Water: High efficiency hybrid electric tank installed 9/2019, 10-year warranty
- Electric: 200 Amp with dedicated panel for garage and Bonus Room
- Wired for exterior back-up generator (generator is excluded)
- Dehumidifier for lower level with auto drain
- Central vacuum
- Radon mitigation system
- Multizone sprinkler system with automated controller in the front yard with rain sensor
- Every room is wired for Cat5 internet/phone, Bonus room has Cat6
- Automatic sky light in Mudroom stairs
- Electric dog fence
- Two outer garage bays accommodate lifts
- Garage door openers controlled by app
- There is a utility easement on the property, see plan attached in MLS.
- Interior updates & additions
 - Kitchen cabinets, island, counters, and backsplash - 2020
 - Second Floor bathroom vanity - 2020
 - Garage, Bonus Room, Office, and Mudroom - 2017
 - Master bathroom - 2017
 - Second en suite bathroom (pink bedroom) - 2017
- Exterior updates
 - Composite deck - 2017
 - Siding was painted in 2017
 - Roof is original (2000), garage and Bonus Room roof is 2017



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Exclusions

- Dining Room chandelier
- Back-up generator
- TV's in Family Room, Primary Bedroom, and Lower Level

Inclusions

- TV mounts
- Window treatments
- Appliances
 - KitchenAid Electric Range with double oven - 2020
 - Maytag refrigerator - 2020
 - Dishwasher - 2010
 - Microwave - 2020
 - Vent hood - 2020
 - Garbage disposal
 - Extra refrigerator on lower level
 - Washer - 2018
 - Dryer - 2010
- Alarm system
 - Ring doorbells and backyard spotlight
 - Smoke detectors with wifi notify on living room detector