

**Since purchase in 2019, the owners have renovated this home with the following:**

- New roof in 2025
- New gutters, exterior soffits and fascia trim in 2026
- New exterior paint (cedar wood siding)
- New interior paint
- Redone front entry decking with composite boards and new front steps (2026)
- New Luxury-Vinyl Plank Flooring throughout the main level except the bedrooms with SmartCore Waterproof “Andover Oak”
- New carpet in 2 of 3 bedrooms and on basement stairs
- Updated kitchen with all new
  - Butcher block countertops
  - Tile backsplash
  - Stainless appliances – refrigerator, electric stove, range hood
  - Farmhouse sink with new faucet
  - Painted cabinets and refurbished cabinet hardware
  - Added coffee station in dining area
- Updated Primary Bath with all new
  - soaking tub with chrome fixtures
  - double vanity with brushed nickel fixtures
  - barn door
  - toilet
- Updated 2<sup>nd</sup> full bath off main hallway with all new
  - Walk-in shower
  - Sink and toilet
- New barn door for laundry room

**Utility Info:**

- The home is connected to muni water but there is a useable drilled well for garden water use
- 4 new AC mini splits added in primary bedroom, living room, kitchen and 3<sup>rd</sup> bedroom
- Fireplace in living room is electric with remote
- 2 oil tanks in basement used for hot water baseboard heat, 500 gallon capacity; recently serviced the boiler in April 2026 with new connections; tanks also have new connections
- New 200 amp electric service (2023)
- New electric water heater (2019)

**More Details for Buyer:**

- Prior to closing, the sellers will complete these 2 items:
  - 5 new windows on order: 1 in hall bath, 4 basement windows
  - The back deck will be renovated with composite decking
- Infrared Sauna in basement will convey
- 2 sheds with convey – 1 is newer 10x12
- Above-ground pool will convey AS IS - it works, only ~3 yrs old, but the sellers won't be opening it this summer