



Additional Seller Information Sheet

Property Seller: Danielle & Gregory Martinage

Property Address: 6 Intervale Road, Sudbury

Utility Information

Natural Gas co.:	<u>National Grid</u>	Approx. cost/year:	<u>\$1,200</u>
Electric co.:	<u>Eversource</u>	Approx. cost/year:	<u>\$2,000</u>
Water service:	<u>Sudbury Water District</u>	Approx. cost/year:	<u>\$320</u>
Sewer service:	<u>Curtis Septic</u>	Approx. cost:	<u>\$350</u>

Internet providers available: Verizon and Comcast

Other: Orifice Trash billed quarterly at \$123

Benefits of Living in our home/neighborhood that we would like to share with potential buyers:

The best thing about living in our home/neighborhood is the neighborhood itself. We live in a wonderful neighborhood with the nicest neighbors! We often get together whether it's forming a group to go trick-or-treating (we live near "The Lakes" neighborhood which is known in Sudbury for the best trick-or-treating), borrowing a tool, or celebrating a social distancing birthday party.

We live on a very family friendly street with a cul-de-sac at the end, which allows the kids to ride their bikes and play outside while alleviating concerns of traffic. As a bonus, the cul-de-sac grants access to a walking path. One direction of the path leads you to Haskell field. It's a great place to walk the dog or take the kids to play on the beautiful playground. There are also always soccer or baseball games going on which can be fun to watch! The other direction of the path provides access to the Lakes neighborhood and Willis Pond. Willis Pond is a beautiful spot with a small beach and dock.

We have loved our home and have many fond memories living here. In the fall/winter we love heading to one of the local farms or orchards (Honey Pot Orchard is right down the road!) and then warming up at home near the fireplace. During the warmer months we love to bbq on the back deck and our spacious yard offers endless opportunities for summertime fun! On the days the weather doesn't allow us to get outside, the downstairs living room offers the perfect space for our toddler to play and we can simultaneously get work/laundry done since the office and laundry room are on the same floor. The downstairs can also be a cozy spot to watch a movie and enjoy some snacks/refreshments at the wet-bar.

We have loved the time we spent at 6 Intervale Road and we hope the next family enjoys this home as much as we have.

All the best,

Danielle and Greg