



Seller's Additional Property Information

Property Seller: Kenneth R. Beck and Maria E. Beck
Property Address: 465 Newtown Road, Littleton, MA 01460

Utility Information (costs dependent upon resident usage)

Electric: LELWD (including household and heat pumps) **Approx. \$/year: \$5,400**
Water: LELWD (including household, pool & irrigation) **Approx. \$/year: \$3,400**
Sewer: Private
Propane: Osterman Propane (nominal 28.3 gallons used in past year for cooking)

Type/Approximate Age of Systems and Appliances:

Roof: Certain Teed Asphalt shingles. 50-year warranty. Replaced in 2021. 50-year transferable warranty.

Siding: Vinyl.

HVAC: Inverter-Driven Heat Pumps (4). Mitsubishi Electric Trane HVAC. Main house 2021. Kitchen addition 2020. In-law/Au Pair Suite 2019.

Water Heater: Electric. Main House - 2017. In-law - 2020.

Pool Heater: Lochinvar propane gas heater. Pool equipment maintained by R&R Pools.

Appliances left with the property: Range (2009); Dishwasher (2020); Microwave (2022); Refrigerator (Kitchen 2009 and Garage); Built-in Coffee Maker (2021); Beverage Coolers; Washer (2019); Dryer (2022).

Exclusions: Draperies and hardware. (Blinds and shades remain).

Additional Updates: See detailed list of updates and amenities.

Favorite Contractors:

Appliance Repair: Riverbend Appliances

Flowers: Allen Landscapes

General Contractor: Whitehorse Construction, Gary Shimmel

Glass: C&D Glass

HVAC: NETR Air Conditioning and Refrigeration

Painting: Fine Homes Painting and Restoration, Chris Ormsby

Plumbing: Spears Plumbing

Electrician: David Shimmel

Snow Removal: MJ Cataldo

Pre-paid Gifts to Buyers: Turf/Pest Control Unlimited and Simply Safer Lawn Care

Deed Restrictions: Property shall not contain in excess of five (5) bedroom spaces per recorded Deed Restriction, Middlesex County Registry of Deeds Book 27743 Page 551.

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.