



Seller's Additional Property Information

Property Seller: Swetha and Yogesh Kapoor
Property Address: 80 Compass Circle, Boylston, MA 01505
Facebook Group: Compass Pointe Community
Developer: Boylston CP LLC, Jim Haynes (774) 535-1331
Reference Compass Pointe Maintenance Trust

Utility Information (costs dependent upon resident usage)

Electric: Boylston Electric Light Department **Approx. \$/year:** \$1,000
Gas: Eversource **Approx. \$/year:** \$1,200
Water: Boylston Water District **Approx. \$/year:** \$250
Cable/Internet Provider: Spectrum

Recommended Service Providers:

House Cleaning: Joelma (774) 386-5690
HVAC: Rodenhiser (800) 462-9710
Lawn Care: True Green, Mathew (774) 329-5036
Landscaping: MD Landscape Construction, Boylston (774) 364-0935
Security: Scout - scoutalarm.com
Septic: Curtis Septic, Northborough (508) 393-7266
Snow Plowing & Lawn Mowing: Sidenio (508) 330-4628
Trash: Republic Service

Updates: Finished basement in 2022.

Age of Systems and Appliances: Property built in 2016. All systems and appliances (with exception of washer and dryer) are original to the property.

Appliances left with the property: Range, range hood, dishwasher and refrigerator.

Exclusions: Personal and staging items. Washer and dryer (September 2020) negotiable.

Additional Information:

Mailbox: Southwest Way #11

Grocery Delivery: Whole Foods, Target, Instacart (Price Chopper, Wegmans, BJs)

Left for New Owner: Spare Flooring, Tiles, Back Splash, Cabinet Doors, Ceiling Tiles, and

Paints: House Exterior - Benjamin Moore ("BM") Classic Gray 1548; Main Bedroom and Half Bath - BM Woodlawn Blue HC-147; Foyer/Hallway - BM Bright White - Ultra Spec 500 Flat

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.