



### **Seller's Additional Property Information**

**Property Seller:** Corinne Amirault and Brett Kratchman  
**Property Address:** 90 Main Street, Acton, MA 01720

#### **Utility Information (costs dependent upon resident usage)**

**Electric:** Eversource  
**Gas:** National Grid  
**Water:** Town of Acton  
**Sewer:** Town of Acton

**Cable/Internet Provider:** Verizon Fios and Xfinity Comcast service available

#### **Type/Approximate Age of Systems and Appliances:**

**Roof:** Asphalt shingles. New roof installation 2011.  
**Heating:** Gas-fired boiler. Installed 2015.  
**Air Conditioning:** Window AC.  
**Hot Water Storage Tank:** Installed 2018.  
**Radon Mitigation System:** Installed 2018.  
**Appliances:** Gas range, dishwasher, microwave and disposal (kitchen remodel in 2018); refrigerator (2021); washer; dryer (2020).  
**Security System:** Adobe wireless system with 3G back-up. Sensors on all entry points.  
**Garage Door Opener:** Installed 2022.  
**Exclusions:** Personal furnishings and accessories.

#### **Additional Information:**

**Handyman:** Handy for Hire, [dan@handyforhire.com](mailto:dan@handyforhire.com), (978) 897-0195 (Maynard)  
**Handyman:** Zepeda Handyman, (978) 201-1333 (Acton)  
**Boiler Service:** Papalia Home Services, (978) 897-1701 (Boxborough)  
**Pest Control:** JP Pest Services, (866) 965-0213 (Hingham)

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.