

330 Cedar Street | Ashland

Seller's Information Sheet

RECENT UPDATES & IMPROVEMENTS

<u>Improvement</u>	<u>Year</u>
Exterior house power washed	2021
Repainted external wood structures/trim	2021
New kitchen faucet	2021
New AC, high efficiency (condenser, evaporator and line set) - with transferrable warranty (just over 4 years left)	2020
New furnace, high efficiency - with transferrable warranty (just over 4 years left)	2020
New hot water heater, high efficiency	2020
New dishwasher	2019
Interior painting - 2 bathrooms, living room, 1 bedroom, trim	2019
Work completed by MassSave - Attic insulation and soffit vent channels, air sealing and door seals, energy efficient lighting, smart thermostat,	2015
<u>Home Completely Remodeled Prior to Current Owner's Purchase in 2014</u>	
Septic repair – distribution box	2014
Kitchen upgrades	2014
Bathroom upgrades	2014
Roof (architectural shingles)	2014
Kitchen appliances (stove, refrigerator, microwave)	2014
Garage door	2014
Hard wood flooring (1st floor)	2014
Carpets (2nd floor)	2014
French Doors to deck	2014

DISCLOSURES & EXCLUSIONS

- Several items are negotiable if buyers would like to keep them: planters on deck, fabric curtains in living room, dining room, kitchen, and blue bedroom, swing set, and plastic slide.
- Seller to remove a few sentimental plantings prior to moving, including irises and succulents.
- Patio string lights are excluded from the sale.
- Title V inspection scheduled for the week of 3/22.

All information about this property is obtained in public record or provided by the seller, is not guaranteed by the broker/agent and is subject to verification by the buyer.

Buyer Signature

Buyer Signature



GINNY MARTINS
- & ASSOCIATES -