

# 30 West Main Street | Hopkinton

## *Seller's Information Sheet*

### **RECENT UPDATES AND IMPROVEMENTS**

### **COMPLETED**

New stainless-steel range and microwave oven in kitchen	2022
New flooring in finished basement	2022
Refreshed interior paint	2022
Side porch stairs sanded and re-stained	2022
New rear stairs and large paver patio installed	2020
Graded and seeded entire yard and added new exterior lighting	2020
Installed new water heater	2019
Second floor main bath remodel	2018
Installed new solid core doors and hardware throughout house	2018
Updated electrical panel	2018
Constructed custom 500+ sq. ft. detached barn	2016

### **DISCLOSURES AND EXCLUSIONS**

- Fridge in basement conveys with sale
- Window blinds convey with sale
- Fireplace works and sellers have used it consistently; it will be cleaned prior to sale
- Exclusions: Washer and dryer, exterior cameras, kitchen island, mounted TVs, kids play equipment in the backyard (swings, zip line, play structure, etc.)
- Per previous MLS listing, roof was installed by previous owner in 2011
- Per previous MLS listing, new chimney liner and cap installed by previous owner in 2013
- Per previous MLS listing, the lot goes back approximately 400 feet
- Sellers prefer August 1 closing date

*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.*

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Buyer Signature

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Buyer Signature



**GINNY MARTINS**  
- & ASSOCIATES -