

## SELLER 'S INFORMATION SHEET

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### **Additional Property Information:**

- Heating and Cooling Details: The upstairs is one zone controlled by a heat pump for AC/heat. The downstairs has two heat pump minisplits for AC/heat and can be controlled separately. Additionally, every room including bathrooms and basement also has electric baseboard heaters each with their own thermostat.

### **Inclusions/Exclusions:**

- Inclusions: Swingset, washer/dryer and risers, kitchen refrigerator, security system equipment (two indoor cameras, two outdoor, two keypads, and multiple door sensors), wood stove insert.
- Exclusions: refrigerator in basement storage area.
- Negotiable: The hall tree in the entryway and white storage cabinet in the dining area are negotiable if the buyer wants them.

### **Utility and Maintenance Information:**

- Approximate monthly costs:
  - Electric - National Grid: \$500/month
  - Water - Town: \$83/month
  - Security System Monitoring - SimpliSafe: \$23/month
- The seller does all lawn maintenance/treatments and snow removal.
- The Town of Southborough does not offer public curbside trash pickup. Residents may purchase an annual vehicle access sticker to drop trash/recycling off at the Town transfer station for \$295/year (+\$25 per additional vehicle). Private curbside trash pickup is available for hire by various local companies.

*Information contained in this listing has been obtained from sources deemed reliable, but cannot be guaranteed as to its accuracy. Prospective buyers should independently verify all information and conduct their own due diligence prior to submitting any offer.*