

Property Information Sheet

206 Williams St, Mansfield, MA 02048



Utility Expenses (Approximate)

Electric ~\$80/mo (fluctuates w/seasonal usage)

Oil ~2 tanks annually

Water Avg <\$100/quarter

Seller Property Disclosures

- Hot tub should be considered a gift to the buyers and will be transferred in as-is condition (hasn't been used in ~2 years but worked great then and was regularly maintained).
- Original windows; some have broken seals, notably in dining room bay window area.
- Septic cover is located under a removable paver near the corner of the deck.
- Sump pump located under bulkhead stairs.

Other Home Highlights

- Brazilian Cherry hardwoods throughout first floor
- Gas on street for future upgrades/expansion
- Mature plantings in yard include red maple, Rose of Sharon, & cherry, apple + pear trees
- Custom paver patio and firepit areas were laid with underground drains and proper sloping to keep all water away from the house and off the patio.
- Back fence by shed has electricity; great for entertaining!
- Screen door to back deck is new; kitchen convection oven, microwave & dishwasher 2yo.
- Roof was replaced 3-4 years ago; feat. 30-year architectural shingles w/transferable warranty.
- 4 bed septic is located in backyard near the end of the patio. Title V is scheduled and report will be made available ASAP.
- Lot lines exceed fence by quite a bit; see attached plot plan map.
- Attic accessible in hallway; fully walkable w/20' of plywood flooring -- lots of storage space.

Included in Sale (As-Is)

- Electric Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer
- Basement Refrigerator
- Hot Tub
- Fire pit
- Cedar Shed

Excluded from Sale

- Personal Property

Buyer Initials: _____

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