

THINGS TO KNOW

26 HARTFORD STREET, NATICK

MATERIAL & AGE OF ROOF	New Roof - Asphalt/Fiberglass Shingles
HEAT & COOLING ZONES	5 Heat Zones, 4 Cooling Zones
HEATING SYSTEM	2 Heating Systems - Natural Gas Boiler (with Hot Water Radiators), and 4 New Heat Pump Mini-Split (for Both Cooling and Heating)
HOT WATER TANK	Natural Gas and Tank, New Hot Water Tank (May 2024)
WATER AND SEWER	Town of Natick
ELECTRIC	110 Volts, Circuit Breakers, 200 Amps
UTILITY PROVIDERS	Eversource - Gas, Eversource - Electric, Verizon - Cable
SCHOOL DISTRICTS	Elementary School: Brown Elementary School Middle School: J F Kennedy Middle School High School: Natick High School
PARKING	1 Car Garage, 6 Off-Street Parking Spaces
INSULATION	Full, Spray Foam
APPLIANCES INCLUDED IN SALE	Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Water Treatment
PREFERRED CLOSING DATE	ASAP/Before End of September 2024
UPDATES MADE SINCE OWNERSHIP	<ul style="list-style-type: none">• Addition of 2 Bedrooms (including a 1st Floor Master Bed) and 1 Full Bathroom (En Suite for the Master Bed)• Addition of Family/Living Room with Vaulted Ceilings• Fully Renovated Full Bath (2nd Floor) and Half Bath (1st Floor)• New Composite Deck (505 sq ft)• New Vinyl Siding, Painting, Spray Foam Insulation, and Hardwired Smoke/Fire Alarm System• New Windows for majority of house• New Ductless Mini-Split Heat Pumps• New 200 AMP Electrical Panel• New Wood Flooring for 1st and 2nd Floors• Raised Ceiling on 2nd Floor• 3 New Skylight Windows• New Staircases• New All-in-One Washer-Dryer on 2nd Floor• Renovated Basement with Added Laundry Room, Washer and Dryer• Added Egress Window Well and ERV (Energy Recovery Ventilation) Systems to the Basement• Added French Drain, Dry Well, and Drain Cleanout• New Front Yard Pavers