

THINGS TO KNOW

121 GRANITE STREET, ROCKPORT

MATERIAL OF ROOF	Rubber, Metal, Asphalt/Composition Shingles
HEAT & COOLING ZONES	4 Heat Zones, 4 Cooling Zones, Central Air
HOT WATER	Propane Gas, Tank
HEATING SYSTEM	Heating & Cooling in Third Floor are new (2024); others are original (2010)
UTILITY PROVIDERS	National Grid - Electric, Verizon - Cable
APPROX. HEATING COST	\$10,000 per year
APPROX. ELECTRIC COST	\$5,000 per year
UTILITY CONNECTIONS	for Gas Oven, for Electric Dryer
WATER UTILITIES	Private Water
SEWER UTILITIES	Town of Rockport
SCHOOL DISTRICTS	Elementary School: Rockport Middle School: Rockport High School: Rockport
FOUNDATION	Poured Concrete, Granite
CONSTRUCTION	Brick
INSULATION	Full, Blown In, Foam
FLOORING	Wall to Wall Carpet, Polished Granite
ENERGY FEATURES	Insulated Windows, Storm Windows, Insulated Doors, Prog. Thermostat
INTERIOR FEATURES	Cable Available, Whole House Fan, Wired for Surround Sound, Internet Available - Broadband, Elevator
EXTERIOR FEATURES	Porch - Enclosed, Deck, Deck - Composite, Balcony, Professional Landscaping, Sprinkler System, Decorative Lighting, Drought Tolerant/Water Conserving, Landscaping, Garden Area, Guest House, Stone Wall
PARKING	3 Car Attached Garage, 4 Off-Street Parking Spaces
PREFERED CLOSING DATE	As soon as possible

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AREA AMENITIES

Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station

APPLIANCES INCLUDED IN SALE

Range, Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Water Treatment, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Freezer - Upright, Washer / Dryer Combo, Vent Hood, Water Softener, Cooktop - ENERGY STAR, Range - ENERGY STAR, Rangetop - ENERGY STAR, Oven - ENERGY STAR

UPDATES MADE SINCE OWNERSHIP

- Dishwasher 2022
- Washer & Dryer 2024
- 3rd Floor Heating & Cooling 2024
- Irrigation System Water Treatment 2021
- Reverse Osmosis Water via Refrigerator Hookup 2021
- Well Pump and Well Drive 2024
- Garage Door and Garage Motor 2024
- Interior Painting 2021
- 3rd Floor TV 2020
- Guest House TV 2024
- Most Shades 2022
- E-car Hookups
- New Microwave in Cottage
- New Staircase, Railings to Ocean Access
- All New Screen Doors
- Creative Playthings Swing Set