

THINGS TO KNOW

80-82 AMSDEN STREET - UNIT 80, ARLINGTON

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT ZONES	Forced Air, Gas
COOL ZONE	Central Air
WATER & SEWER UTILITIES	Town of Arlington
CONSTRUCTION	Frame
EXTERIOR FEATURES	Porch, Patio, Fenced Yard, Garden Area, Professional Landscaping
BASEMENT	Full, Finished, Walk Out
PARKING	1 Off-Street Parking Space, 1 Detached Garage Space
AREA AMENITIES	Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University
MANAGEMENT	Owner Association
PETS ALLOWED	Yes
CONDO FEE	\$183/month - Water, Sewer, Master Insurance, Landscape and Maintenance, and Monthly Reserve
UPDATES MADE SINCE OWNERSHIP	<ul style="list-style-type: none">• New Complete Bryant HVAC System including Compressor• All New Plumbing Pex, PVC+ Copper• New Service and Electrical Wiring and Breakers with Arc Fault and Surge Protectors• New Ruud Direct Vent Hot Water Heater with Proportioning Valve• All New Toto Toilets• All New Americast Tubs• All New Kohler and Symons Fixtures in Kitchen and Baths• All New Brasco Solid Doors• All Energy Conserving LED Lighting• Schrock Cabinets made in Indiana• All New Appliances• Basement Exterior Walls have Energy Conserving Closed Cell Spray Foam Insulation• Dri-core Flooring in Basement• All New French Drain System with Sump Pump• Refinished Old Growth White Oak Floors in First Floor