

Facts To Factor in:

38 Nelson St, Grafton, MA 01536

Upgrades and Improvements:

2024

Master Bath

- New Toilet Seat
- Wall & Ceiling Paint

Second Bath

- New Toilet Seat

Electrical

- New Electrical Panel

2023

Kitchen

- New Fridge
- New Dishwasher

Laundry

- New Clothes Dryer

2021

Master Bath renovation

- Added glass sliding door to standing shower
- New Vanity
- New Faucet

Bathroom

- Added glass sliding door to standing shower
- New Vanity
- New Faucet
- Paint

2020

Family/Living Room

- Painted wood trims white
- New light fixtures in kitchen, breakfast nook, entrance, hallway, and bedrooms

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2019

Garage

-Added Smart Garage Door Opener to 2nd Garage Spot

2018

-New Double-Osmosis Water Filtration System

-New Kitchen Island

Commonly Asked Questions:

How old are the appliances?

HVAC (Central Heat and Split AC Units): Split AC - 6 years, Central Heat - NA

Refrigerator: <1 year

Range: 7 years

Water Heater: NA

Dishwasher: <1 year

Washer & Dryer: Washer - 7 years, Dryer - <1 year

2024 Average Utility Costs:

-Gas: \$79 per month (Avg. last 6 months)

-Electricity: \$198 per month (Avg. last 6 months)

-Water/Sewer: \$47 per month

**All Information provided by seller*