

Facts To Factor in:

***25 Ptarmigan Dr, Shrewsbury, MA 01545***

***Upgrades and Improvements:***

***2014***

- New Hardwood Flooring Second Floor

***2018***

-New Roof (25 years warranty)

***2019***

-Leaf Guard Gutter Protection (10 years warranty)

***2023***

-New Hot Water Tank (10 years warranty)

***2024***

-New Kitchen Faucet

***2025***

Most of these completed in April and May

-New Asphalt Driveway

-Entire house repainted, including basement, garage, and patio

-All new kitchen appliances:

-Range

-Hood

-Microwave

-Refrigerator

-Disposer

New central A/C

Half Bath

- New Sink

- New Faucet

- New Tile Flooring

- New Toilet

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### Master Bath

- New Tile Flooring
- New Cabinets
- New Countertop
- New Faucets
- New Toilet

### Bathroom 2

- New Tile Flooring
- New Cabinets
- New Countertop
- New Faucets
- New Toilet

- New Deck Staining

### ***Commonly Asked Questions:***

How old are the appliances?

HVAC (Central Heat and AC): New Central A/C; heating system age is unknown

Refrigerator: Brand New

Range: Brand New

Water Heater: 2 years

Dishwasher: ~6 years

Washer & Dryer: Unknown

### ***2024-2025 Average Utility Costs:***

-Gas: \$120 per month

-Electricity: \$80 per month

-Water/Sewer: \$100 per month

*\*All Information provided by seller*