

Facts To Factor in:

9 Crane Circle, Shrewsbury, MA 01545

Upgrades and Improvements:

2024 (cost 10K)

New painting inside all over house
New bathroom cabinet for upstairs

2023 (cost \$22K for bathroom and gathering room remodel)

1st floor half bath to full bath

- Built standup shower with glass door, with Chrome faucet and rain shower head
- New Vanity
- New Faucets
- Paint
- New tiles
- LED touchscreen mirror

Living room renovation

- Hardwood floor
- Accent walls with shelves with LED lighting
- Granite/marble tiles around fireplace
- Wooden Mantle
- Paint

2023 (cost \$30K for Central AIR)

(Central Air upstairs and Split AC downstairs both Heat/Cool) and insulation of attic/door

- Bosch heat pump/air handler 2nd floor), Mitsubishi heat pump for 1st floor (split AC)
- Mass Save program insulation of the house

2022

Custom 2nd standalone Shed in backyard (Cost \$7K)

New Garage door motor (Genie) Cost \$2K

2021

Master Bed Walk-in Closet (Cost \$16K)

- Door from master bedroom, flooring carpet, window for natural light,
- Extra storage space with doors
- Painting
- Electrical work
- Custom carpentry work for shelving organizer.

Hardwood Floor Upstairs bedrooms, hallway and staircase (Cost \$18K)

- Piano mash solid hardwood floor with moisture resistant underlayment
- Solid oak stair nose and steps with white risers

Recess lights in upstairs bedroom except master (Cost \$2K)

2020

Deck (Cost \$15K)

- Concrete footing
- Composite deck (trex select Winchester grey)
- Trex composite handrail with black metal
- 2 staircases on both side
- Vinyl lattice all around for the look

Stone Patio/pathway (Cost \$7K)

- Connecting to the deck and a circular pavers patio for firepit

Sump Pump in the basement ((Cost \$4K)

New tiled floor/ finish in the basement (Cost \$6K)

2019

Garage ((Cost \$3K)

- Replaced Garage doors
- Paint garage floor with epoxy and installed window trim

New Hot water tank in the basement ((Cost \$3K)

2018

New washer/gas dryer Cost \$3K

2017

Upstairs bathroom Remodel Cost \$14K

- Built standup shower with glass door, with Chrome faucet and shower head
- New Vanity
- New Faucets
- Paint
- New tiles

New Roof replacement (cost \$15K)

2016

Kitchen remodel (cost \$40K)

- soapstone counter tops
- standing breakfast nook
- All new high end white cabinets with soft close door

- wine rack
- backsplash
- much bigger kitchen and butler pantry
- new Stove/Dish washer/refrigerator

Commonly Asked Questions:

How old are the appliances?

HVAC (Central Heat and AC): 2023

Kitchen Hood: 2016

Refrigerator: 2016

Range: 2016

Water Heater: 2019

Dishwasher: 2016

Washer & Dryer: 2018

2023 Average Utility Costs:

-Gas: \$100 per month

-Electricity: \$200 per month

-Water/Sewer: \$130 per month

**All Information provided by seller*