

Facts To Factor in:

***7 Spring Lane, Hopkinton, MA 01748***

***Upgrades and Improvements:***

***2023***

- Installed new HEAT pump with new central air and heat
- Installed Solar panels (leased)
- All hardwood floors refinished
- New roof
- Replaced all windows of the house with new trim

***2023/2022***

**Bathrooms Renovation**

- High end Italian tiles in standing shower with rainfall shower
- New Vanity
- New Faucets
- Paint
- Marble floor tiles
- All new accessories
- New plumbing

***2022***

**All bedrooms (3)**

- New paint
- Refinished and stained all hardwood floors
- New white doors
- Installed new recessed lights in all rooms
- Replaced all new windows

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## **Kitchen**

- Installed recess lighting
- White European style custom made wooden cabinets
- Replaced counter tops with white Quartz rainfall style
- Removed tiles and installed hard wood floors
- Installed new hood
- Replaced sink with porcelain farmer's white sink
  
- Installed whole house water filtration system
- Replaced deck with patio
- Installed paver on front walkway
- Replaced and widen the driveway to create additional parking spots
- Insulated the attic

## **Lounge**

- Installed recess lights
- Refinished hard wood floors
- Recess lighting
- New Smoke alarms
- New paint
- Refinished fireplace

## ***2020***

### **Garage**

- Replaced Garage doors
- Converted existing car port to a new garage
- Paint garage floor with epoxy and installed window trim.

## ***2017***

- New Hot water tank (11 years warranty-(6 years manufacturer and 5 years extended warranty))
- New toilet in 1/2 bath with a KOHLER touch-less flush and new vanity
- Finished full existing basement with European style bathroom

## ***2010***

New Septic System

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

How old are the appliances?

Kitchen Hood: 2 Years

Refridgerator: 5 Years

Range: 2 years

Water Heater: 6 Years

Dishwasher: 1 year

Washer & Dryer: Washer 2 years and Dryer 8 years

### ***2021 Average Utility Costs:***

-Gas: \$120 per month

-Leased Solar: \$236 per month (fixed for 20 years) No electric Bill

*\*All Information provided by seller*