

Facts To Factor in:

***8 Cardinal Circle, Shrewsbury, MA 01545***

***Upgrades and Improvements:***

***2017***

- New Roof

***2021***

- New Water Heater

***2022***

- Replaced flooring with Hardwood floor throughout the house
- Brand new paint for whole house (inside)
- New Refrigerator
- New Washer

***2023***

- New Kitchen Stove
- New Microwave
- Installed Quartz Kitchen Countertop
- Installed Kitchen Backsplash
- Added Kitchen Quartz Island
- Replaced First floor Bathroom Sink countertop with Quartz
- Replaced Master Bath countertop with Quartz
- New Chamberlain Garage Door Opener installed

***2026***

- A Fresh coat of paint inside of the house
- Deck Maintenance
- Pool maintenance and brand-new Pool Filter installation

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

How old are the appliances?

HVAC (Central Heat and AC ): Original  
Age of Heating System and AC: Unknown  
Refrigerator and Washer: 2022  
Kitchen Stove and Microwave: 2023

### ***Average Utility Costs per year:***

-Gas: ~\$60-80 per month during late spring/summer/ early fall and ~\$400-\$500 during late fall/ winter/ early spring  
-Electricity: \$80-110 Approx. per month  
-Water/Sewer: \$100 Approx. per month

*\*All Information provided by seller*