

Facts To Factor in:

**41 Nile St, Billerica, MA 01821**

***Upgrades and Improvements:***

**2026**

- *Inside walls/wooden trims/doors/ceiling and kitchen cabinets freshly painted*
- *New exhaust fans with lighting in 2 full baths*
- *Painted Front stairs and door*

**2025**

- *New faucets for Kitchen and ½ bath*
- *New garage door and smart garage opener (myQ/Wi-Fi enabled)*

**2024**

- *Garage side door replaced*
- *New postbox installation*
- *Painted deck and railing, replaced damaged deck planks*
- *Pressure-washed entire exterior*

**2023**

- *New high-efficiency HVAC system (Lennox) – rip and replace of old system, both heating and AC.*
- *New refrigerator*
- *New microwave*
- *New lighting/fans all over the house*

- *Installed new lighting all over the house in 2023 (recessed lights, track lights, flush mount lights)*
- *Replaced ceiling fans in all 3 bedrooms and family room*

## **2021**

- *Finished basement*
  - *New flooring in basement*
  - *New paint in basement*
  - *Projector + screen*
  - *Office space*
  - *Storage rooms*
  - *Coat/Shoe Closet*
- *Carpet replaced in kids' room (one with wallpaper)*

## **2020**

- *New water heater with WI-FI/ leak detection (text enabled)*
- *New weather door (front)*

## **2019**

- *New washer*
- *Mass save assessment, new bulbs and nest thermostat installed*

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### **Cost of Renovation:**

- (2026) Painting - \$10k
- (2025) New garage door and smart garage opener - \$2.5k
- (2024) Deck/front stairs painting, new garage side door, new deck plans - \$5k
- (2023) New HVAC system - \$16k
- (2023) New Lighting/Fans - \$3k
- (2023) New Refrigerator - \$1.3k
- (2021) Basement Upgrade - \$35k
- (2020) New water heater - \$1k
- (2019) new washer - \$600

### **Commonly Asked Questions:**

How old are the appliances?

HVAC: 2.5 Years (2023)

Refrigerator: 3 Years (2023)

Water Heater: 6 Years

Microwave: 2.5 Years (2023)

Washer & Dryer: Washer 7 years and Dryer - unknown

Range, Dishwasher: Came when we purchased, unknown

### **2025 Average Utility Costs:**

- Gas: \$121 per month
- Electric: \$50 per month
- Solar: \$102 per month
- Water/Sewer: \$70 per month (paid quarterly so more like \$200 per quarter)

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## 2025 Monthly Average Cost of Gas

Avg: ~\$121

- Jan - \$321.02
- Feb - \$220.09
- March - \$147.83
- April - \$73.64
- May - \$30.24
- June - \$16.12
- July - \$15.11
- August - \$19.16
- Sept - \$21.01
- Oct - \$75.44
- Nov - \$224.91
- Dec - \$291.74

## 2025 Monthly Average Cost of Electricity

Avg: ~\$50

- Jan - \$220.09
- Feb - \$96.44
- March - \$0
- April - \$0
- May - \$0
- June - \$0
- July - \$0
- August - \$0
- Sept - \$0
- Oct - \$0
- Nov - \$0
- Dec - \$284.75

\* All information provided by sellers

