



# The Tarallo Real Estate Team

12 Center Street | Stamford, Connecticut

## Utility & Mechanical Information

### Property Breakdown

- The property consists of:
  - Three **Residential Units**
  - One attached oversized heated **Two-Car Garage** with high ceilings and oversized garage bay doors
  - An attached **Office** and half bathroom located on the ground level of the property through the garage entrance
- The **Residential Units** consist of:
  - **Owner's Unit** - Duplex, 3-bedroom, 2-full-bathroom unit with two private decks exclusively servicing the unit
  - **Main Floor Unit** - 1-bedroom, 1-bathroom unit
  - **Lower-Level Unit** - Studio unit with 1 bathroom
- In-unit laundry is provided in all **Residential Units**:
  - **Owner's Unit**
  - **Main Floor Unit**
  - **Lower-Level Unit**
- Access and entrances:
  - A front foyer at the front of the property provides access to both the **Owner's Unit** and the **Main Floor Unit**
  - The **Owner's Unit** also has an additional rear staircase leading directly into the attached heated **Two-Car Garage**
  - The attached heated **Two-Car Garage** has a separate exterior entrance in addition to the oversized garage bay doors, accessible from the carport area
  - The **Main Floor Unit** also has a rear door leading from the kitchen area to its own small deck
  - The **Lower-Level Unit** has its own separate entrance located on the side of the property and accessible from the driveway

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### Electric Service

The property has a total of three electric meters:

- **Owner's Unit Electric Meter**
  - Controls:
    - **Owner's Unit**



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- **Lower-Level Unit**
  - Electric supply for the gas furnace serving the **Main Floor Unit** and **Lower-Level Unit**
  - **Main Floor Unit Electric Meter**
    - Controls the **Main Floor Unit** and all components attached to that unit
  - **House Electric Meter**
    - Controls:
      - Attached heated **Two-Car Garage**
      - **Office** and half bathroom located within the attached heated **Two-Car Garage**
      - Common area lighting
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## Gas Service

- The property has one gas meter servicing all gas-powered components throughout the property.
  - Gas service includes:
    - Furnace servicing the **Owner's Unit**
    - Furnace servicing the **Main Floor Unit** and **Lower-Level Unit**
    - Hot water heater servicing the **Owner's Unit**
    - Gas cooktop servicing the **Owner's Unit**
    - Modine gas-fired heater servicing the attached heated **Two-Car Garage**
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## Heating Systems

- The **Residential Units** and the **Office** are heated via forced hot air systems.
- The attached heated **Two-Car Garage** is heated by a Modine gas-fired heater.

## **Owner's Unit**

- Heated by a separate gas-fired forced hot air furnace
- Furnace is located in the mechanical room within the **Office** of the attached heated **Two-Car Garage**
- Equipped with two Honeywell Wi-Fi programmable thermostats controlling both heating and central air conditioning
- The main-level thermostat controls:
  - Living room
  - Dining area



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- Kitchen
- Attached **Office**
- The upper-level thermostat controls:
  - All three bedrooms
  - Both full bathrooms
- The Honeywell Wi-Fi programmable thermostat located on the main level of the duplex also controls the forced hot air heating servicing the attached **Office** within the attached heated **Two-Car Garage**

## Main Floor Unit & Lower-Level Unit

- Heated by a shared gas-fired furnace
- Furnace is located within the **Lower-Level Unit**
- System is controlled by a programmable, lockable thermostat located in the bedroom of the **Main Floor Unit**

## Office

- Heated by the forced hot air heating system servicing the **Owner's Unit**
- Heating for the **Office** is controlled by the Honeywell Wi-Fi programmable thermostat located on the main level of the **Owner's Unit**

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## Air Conditioning

### Owner's Unit

- Equipped with a two-zone, two-condenser ducted central air conditioning system
- System is controlled by two Honeywell Wi-Fi programmable thermostats
- The main-level thermostat controls central air conditioning servicing:
  - Living room
  - Dining area
  - Kitchen
  - Attached **Office**
- The upper-level thermostat controls central air conditioning servicing:
  - All three bedrooms
  - Both full bathrooms
- The thermostat located on the main level of the duplex also controls the central air conditioning servicing the attached **Office** within the attached heated **Two-Car Garage**



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## Main Floor Unit

- No central air conditioning
- Window air conditioning units would be utilized

## Lower-Level Unit

- No central air conditioning
- Window air conditioning units would be utilized

## Office

- Central air conditioning for the **Office** is tied into the **Owner's Unit** two-zone ducted central air conditioning system
  - Cooling for the **Office** is controlled by the main-level Honeywell Wi-Fi programmable thermostat located within the **Owner's Unit**
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## Hot Water Systems

The property contains three separate hot water heaters:

### Owner's Unit

- Separate gas-fired hot water heater
- Located in the mechanical room within the **Office** of the attached heated **Two-Car Garage**
- Also services hot water for the attached **Office** half bathroom

### Main Floor Unit

- Separate electric hot water heater
- Located in the utility room within the **Lower-Level Unit**

### Lower-Level Unit

- Separate electric hot water heater
- Located in the utility room within the **Lower-Level Unit**