

49 Brook Street, Shrewsbury, MA

Upgrades and Improvements:

- Fiber Internet
- Bosch Electric Vehicle charger
- Water softener
- Radon remediation system
- Basement finished in 2015, with all completed permits
 - Bar area includes
 - Bosch dishwasher
 - SubZero refrigerator and ice-maker drawer
 - True Brand, high-end beverage refrigerator
 - Media room with custom built-ins, beadboard and recessed lighting
 - Game room with custom built-ins, beadboard and recessed lighting
 - Half bath
 - Bonus room – Music room or exercise room
- Interior Painting & Light Fixtures
- New Plantings
- Trex decking with 10x10 seating area
- Seller is willing to sell furniture, ask for further details

Commonly Asked Questions:

How old are the appliances?

Refrigerator: 2021

Range: 2014

Dishwasher: 2014

Microwave: 2014

Washer and Dryer: 2022

Age of Furnace: 2013

Age of Hot Water Tank: 2021

Age of A/C: 2021

Age of Roof: 2013 Architectural shingles

Shrewsbury Municipal Internet (SELCO) (Fiber, 1 Gb Up/ 1 Gb Down): ~\$100/mo

Shrewsbury Municipal Electricity (SELCO): ~\$240/month (Avg. over past 12 months)

Heating and Gas (Lorden) - Propane: ~\$320/month (Avg. over past 24 months)

**All Information provided by seller*