



Seller's Additional Property Information

Property Seller: Claude A. French III
Trustee of the Claude French, Jr. Family Trust
Property Address: 23 Riverside Avenue, Bedford, MA 01730

Utility Information:	Average Annual Cost:
Electric: Eversource	\$ 1,965.00
Oil and Premium Service Contract: Fawcett Energy	\$ 4,200.00
Water: Town of Bedford, Dept. Public Works	\$ 700.00
Sewer: Town of Bedford, Dept. Public Works	\$ 700.00

Trash & Recycling: Town of Bedford, Dept. Public Works
Cable/Internet Provider: Verizon Fios

Systems and Appliances:

Roof: Asphalt/fiberglass shingles. Replaced in 2021 by Express Roofing. 50-year Owens Corning shingles.
Boiler: About 12 years old. Serviced by Fawcett Oil Co.
Oil Tank: New in 2021.
Hot Water Storage Tank: 40-gallon tank. Age unknown.
Electric: Circuit breakers. 200-amp service. Manual hook-up for generator. Partial home.
Chimney: Both chimneys inspected and repaired in August 2023.
Interior Painting: Freshly painted 2023. Benjamin Moore White Dove OC-17. Chantilly Lace OC-65. Navajo White OC-95. Trim - White Dove OC-17.
Main Bedroom Painting: Woodlawn Blue HC-147.
Exterior Painting: Freshly painted 2023. Benjamin Moore Bradstreet Beige HC-48. Trim - White OC-151.
Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer. All less than 10 years old. Lightly used.
Bathroom Updates: Tub/shower (2023). Toilet (2023).
Gifts to Buyers: Four window AC units. Dehumidifier.

Additional Information:

Chimney Repairs: Chim-Chimney Sweepers, Framingham MA
Hardwood Floor Refinishing: Buddy Flooring, Saugus, MA
Interior Painting: Fine Homes Painting, Devens, MA
Exterior Painting: Greg's Painting, Stow MA
Plumbing: Kirkland & Shaw, Burlington MA
Electrician: Baudanza Electric, Bedford MA
Handyman: Douglas Meyer Handyman Services, Maynard MA and The Acton Handyman, Acton MA
Tree Trimming: Marquis Tree Service, Billerica MA

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.