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25 Fisher Avenue, Newton - Updated 3/31/2023

Disclosures

- Sixth bedroom and half bath on the third floor do not appear on public record.
- On the sleeping porch off the third bedroom, not all jalousie windows are operational.
- The lower level bathroom and first floor bathroom have electric heating units.
- The use of the fenced area of the aqueduct behind the pool was granted by the MDC (now the MWRA) to the homeowners decades ago. According to the Permit to Use Land issued to the owners: The Commission has the right to terminate such use and to revoke this permit at any time and it shall terminate upon the sale or transfer by owner of the land used in conjunction with the land used in conjunction with this permit.

Notable Home Improvements

- Both chimneys were cleaned in March 2023.
- The hot water tank was replaced in 2023.
- The pool was redone in 1998 during the addition, and a new liner was installed in 2021. In recent years, the pool was serviced weekly by Sweet Water Pools.
- The rubber roof was replaced within the last 5 years.
- Approximate kitchen appliance ages:
 - Microwave/convection oven 2017
 - Dishwasher 2015
 - Gas countertop range 2012
 - Sub Zero refrigerator 2011
- The seller does not know the age of the heating system or oil tank.
- In 1998 the owners constructed the three-story addition creating the kitchen, primary suite, and a bedroom in the walk-out lower level. At that time they replaced the asphalt roof and installed high velocity air conditioning.
- The seller believes the original hardwood floors are beneath the carpet in the original part of the home under the front stairs, second floor hallway, second floor front bedroom, and the original part of the primary bedroom.

Inclusions

- Sound system
- Lower level freezer
- Pool equipment, robot, and skimmer
- Firewood

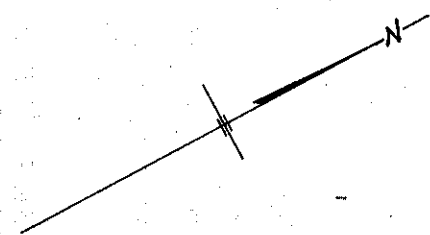
School Information, Source: <https://apps.newtonma.gov/residential-services>

- Elementary School: Zervas
- Elementary School Buffer Zone(s): Mason-Rice
- Middle School: Oak Hill
- Middle School: Mason-Rice students go to Brown
- High School: Newton South High School
- This address is located within a school district buffer zone. A buffer zone is a defined area for which individual addresses may be assigned to one of two elementary schools. Parents/guardians of students residing in a buffer zone must request either one of the two designated elementary schools in the zone. The request will be granted based on space availability. Students in these zones do not have a designated home school until such time as they are assigned a school.

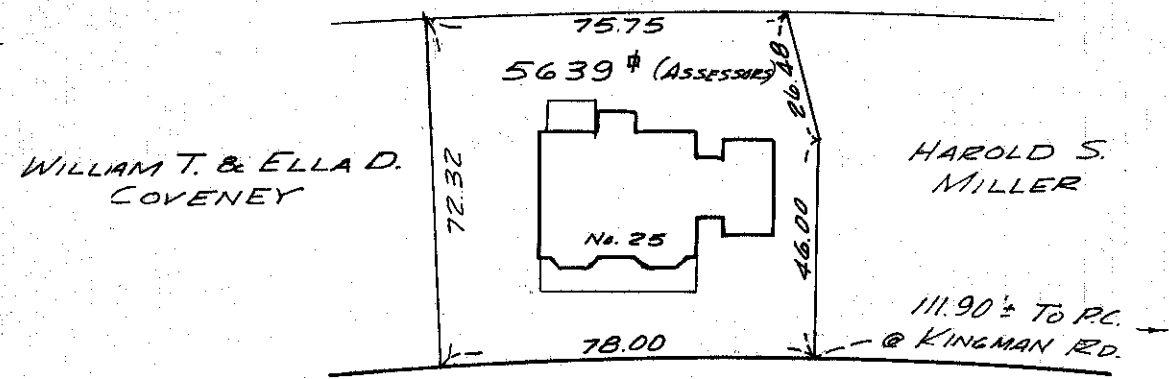
Sudbury Aqueduct Information, Source: <https://www.mwra.com/04water/html/history-sudbury-aqueduct.html>

- “The Sudbury Aqueduct was constructed between 1875 and 1878 by the Boston Water Works and was in use for almost 100 years. It was designed to carry water from the watershed of the Sudbury River to Boston and its surrounding communities....The aqueduct was taken out of regular service in 1978 and now forms part of the MWRA's emergency backup system. The open space along this historic aqueduct is now available for public access.” - Massachusetts Water Resources Authority

Middlesex Registry of Deeds, So. Dist.
 CAMBRIDGE, MASS.
 Plan Number 26 of 1964
 Rec'd JAN. 10, 1964 at 9:48 A.M.
 with DEED Doc. No. 37
LAWRENCE S. SMITH ET UX.
THOMAS W. LANE ET UX.
 Recorded, Book 10441 Page 38
 Attest: _____ REGISTER



SUDBURY AQUEDUCT



FISHER AVE.

FEE 3.00
 BY S.W.

APPROVAL OF THIS PLAN UNDER
 THE SUBDIVISION CONTROL LAW
 IS NOT REQUIRED.

Date Jan. 7, 1964
M. Schiavone
 Clerk-Newton Planning Board

PLAN OF LAND
 IN
 NEWTON - MASS.

BELONGING TO
 LAWRENCE S. & CAROLINE V. SMITH

SCALE 1/4" = 40 FT. JAN 6, 1964
 BARNES ENGINEERING CO. INC.
 411 LEXINGTON ST. - AUBURNDALE, MASS.