



John Lynch | Edward Johnston
Founders | REALTORS®
Service@Dwell360.com
617-299-0012

70 Westwind Road, Lowell

Information Provided by the Sellers:

- Roof was replaced in December 2018
- Gas hot water heater tank was replaced in 2017
- Cooling: Central AC approximately 2015, according to previous seller statement
- Heating:
 - Gas heating system approximately 2008, according to previous seller statement
 - Family room is heated by the wood burning fireplace
 - Napoleon EP13C wood burning insert installed in February 2018: EPI Certified, this unit has a heat output of about 55,000 BTUs and heats 1,500 sq. ft.
 - Chimney liner replaced in February 2018: UL Listed to 1777 Standard 316-TI Alloy Stainless Steel Chimney Liner System with .005 thickness, patented roll-lock & gas-tight seams to properly vent the By-Products of Combustion
 - Chimney has been professionally cleaned and inspected annually
- New AprilAire air cleaner and additional duct work installed in 2020
- Sprinkler system: professionally managed and maintained since 2017
- Pool:
 - The pool is older but was functioning properly when it was closed on November 1, 2022. It will require regular maintenance.
 - Heater installed May 2020; new gas meter and gas line inspection in May 2020
 - Sand in filter was replaced in July 2022 (recommended to replace every 5-7 years)
 - Professional opening and closing since 2017
 - Professional weekly maintenance for several years, including 2022
 - All pool equipment is included, as well as extra pool chemicals, skimmers, vacuum pieces, etc.