



Sandra Siciliano  
REALTOR®  
Sandra@Dwell360.com  
617-539-6023

## 73 Wedgewood Road, Newton

### Seller's Home Improvements

- 2010: The home underwent major renovations by a previous owner
- 2014: Seller purchased the home
- 2014: Drywall in utility room
- 2014: Carpet in basement and stairs
- 2015: Widen driveway, add retaining walls
- 2016: Furnace & hot water heater replaced with Navien system
- 2016: Insulation in all walls & attic
- 2016: Chimney cap
- 2019: Install front screen door
- 2019: Side walkway, front walkway, front steps
- 2019: Insulation under bay window
- 2020: New patio
- 2020: Insulation under kitchen
- 2021: New blinds on first floor
- 2021: Replace gutters
- 2022: Replace office floor, insulate around perimeter
- 2022: Exterior paint including trim
- 2022: Refinished the hardwood floors on first floor

### Disclosures

- Driveway is on Eliot Avenue
- Seller experienced water in the lower level in 2014. Measures were taken to seal up the entry points and there has been no water infiltration since.

### Inclusions

- All appliances including washer and dryer
- All window treatments
- All light fixtures
- Four window AC units
- Fireplace screen & mirror
- Shed