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78 Howitt Road, West Roxbury

Information Provided by the Sellers:

- Heating
 - Burnham gas boiler, radiators, 1 zone
 - Mitsubishi ductless mini-split in lower level
 - 3 Nuheat radiant floor warming systems
 - Mudroom (controls located in large closet)
 - First floor bathroom (controls located in stairs to basement)
 - Second floor bathroom (controls located in bedroom closet)
 - Second floor bathroom has an electric towel warmer with timer
- Cooling
 - 2013 Central air conditioning, 1 zone
 - Mitsubishi ductless mini-split in lower level
- SuperStor Ultra Stainless Steel Indirect Fired Water Heater
- Electric is 200 Amp
- Roof was replaced in 2008
- Sump pump and drain in basement floor
- Select updates:
 - 2016 New alarm system
 - 2017 Simpson doors with Baldwin hardware
 - 2017 Pella architectural series windows, aluminum clad exterior & wood interior
 - 2017 Mudroom
 - 2017 Both bathrooms
 - 2021 Finished room in lower level
 - 2021 Custom Quartz mantle and Mendota gas fireplace insert installed
 - 2022 New white quartz counters and luxury vinyl tile flooring in kitchen

Inclusions

- All light fixtures and window treatments
- Appliances
 - Bosch Gas Range 2020
 - Vent hood 2020
 - Refrigerator 2020
 - Bosch Dishwasher 2016
 - Garbage Disposal
 - Washer
 - Gas Dryer

Exclusions

- Planters