

Frequently Asked Questions
Address: 743 Main St. West Newbury, MA 01985

Utility	Provider	Contact Information	Average Annual Cost
Water	West Newbury, MA	(978) 363-1100 ext 127	\$1,720
Sewer	Private	NA	NA
Electricity	National Grid	1-800-322-3223	\$4,500
Gas (propane)	Townsend Energy	(978) 352-8711	\$300/mo in summer \$600/mo in winter
Trash & Recycling	G. Mello Disposal	978-363-1000 ext 118	Through Property Taxes
Internet	Comcast & Verizon	TBD	\$60 (varies per plan)

Major Components:

- **The home was built in 2022** (the first floor's primary is on the original foundation, and the rest is new).
- **Sauna:** Finlandia Electrical Sauna Heater with Exclusive 1-8 hr programmable Timer
- **Septic:** 2003
- * Gas, plumbing, electrical, and HVAC all possess their own zones and independent shut-offs
- * Potential for additional space of fifth -bedroom as current septic/leach field is larger than today's standards. Perfect for ADU expansion or basement guest bedroom
- * The home has an oversized propane service to allow for additional future-use appliances, such as an outdoor grill or fireplace

General Information:

- Trash Day: Monday
- Propane
 - 1,000 gallons (four 250-gallon tanks). Leased from Townsend Energy - Georgetown
 - Automatic payment and fill-up
 - *If you would like to shop pricing, you will probably have to purchase the tank outright or facilitate a new tank from a new vendor*

Basement Customization:

- The basement will be finished with sheetrock, plaster, recessed lighting, the existing trim package, wrapped lolly columns, carpet tile, and a standard electrical package per the marketing renderings with an accepted offer. Buyers can upgrade the basement with an additional full bathroom, bar/kitchen area, and media room at their sole cost.

What is the owner's favorite thing about their home?

- The interior and exterior details and exquisite craftsmanship.
- Large parcel, private grounds including a pond, and abutting conservation land!
- Just four miles from downtown Newburyport!

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