

## 25 Pleasant St | Framingham

### Estimated Monthly Utilities

- Town Sewer: \$90
- Gas / Propane: \$200
- Electricity: \$450
- Water Treatment Maintenance: ~\$100
  - Once every 1 - 1.5 years should have filter replaced (\$1,000)
  - Once a year should have the UV bulb replaced (\$150)
  - Est. \$5 worth of salt per week

### Lawn Care + Snowplowing

Current owners take advantage of working with neighbors for joint lawn care, landscaping and snowplow services – These are all OPTIONAL and managed by the owner of 21 Pleasant - he simply Venmo's property owners every few months for payment

- Bi-annual (spring & fall) cleanup to shared areas of driveway (trees, mulch, shrubs, etc.):
  - \$300 - 400 each house split 3 ways evenly (~\$1200 total)
- Bi-weekly lawn care (grass cut, leaf blowing, weed whacking):
  - \$30 per house split evenly (\$90 total)
- Snow Plowing: \$90 per time they come, they come every 2-4 inches, so could be 2-3 plows for a big storm
  - Cost split: \$25 for 17 Pleasant / \$32.50 for 21 Pleasant / 25 Pleasant with more road to cover

### Mosquito Spraying

- Current owners have pre-paid for Mosquito Squad every month throughout spring / summer through September – if buyers prefer, these services could be cancelled

### Updates Completed with Property

- Water Heater – Fall 2022
- Water Treatment / Filtration System - Spring 2022
- Bar / Wine fridge added to eat-in Kitchen - Spring 2022
- Nursery Accent wall & wallpaper - Spring 2022
- Kitchen Backsplash - Summer 2021
- Patio - Spring 2020
- Wrapped back deck (added lattice & trim) - Spring 2020