

## Upgrades, Features & Highlights

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### Notable Upgrades

- Solar panels from Solar City (2014)
- Newer boiler (2012)
- Window replacements (Anderson) in living room and dining room (2015)
- 9 Window replacements in bedrooms (2010)
- Newer roof (2014)
- New septic system (2016)
- Added MassSave insulation (2010)

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### Features

- A 4-season sunroom (both heated and cooled) boasts windows on three sides and brings natural light into the home while providing bonus living area.
- Hardwood floors throughout the upper level, tiled kitchen, recently carpeted (2016) sunroom and newer flooring (2010-2013) in the lower level.
- Spacious area under the deck offers extra space for storage.
- Central air conditioning throughout both levels.
- Kitchen is conveniently open to the dining and living areas.
- Master bedroom contains a convenient half bath.

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### Highlights

- The home has a wonderful location abutting conservation land. The private, fenced backyard is buffered by a serene natural environment!
- Convenient commuter location with easy access to Cambridge, Rt 2, MBTA Commuter rail and more!
- The location is close (1 mile) to Haynes Elementary School and sidewalks lead from the property to the school.
- Sudbury is home to numerous conservation areas and trails. The Parks & Recreation department includes Atkinson Pool and Fairbanks Community Center!