

**47 Southworth
Street
Brockton MA
Updates**



EXTERIOR {MAIN STRUCTURE}

Chimney ~ Crown, repointed, capped, cleaned, 2019

Roof~ Newer (Architectural 30 year warranty shingles)

Windows ~ Harvey, lifetime warranty, vinyl windows (inserted grills), 2015

Doors ~ Insulated, Thermo Doors, 2015

Front Door Electronic Lock ~ Double lock (deadbolt, 8-number pin), 2020

Mailbox ~ Custom painted, locked (2 keys)

2 full view glass storm doors (with screens)

Siding ~ Vinyl, insulated, 2015

Gutters ~ Oversized, no seam, 2015

Walkout Basement (with built-in drain system)

Outside Well~ New ½ horsepower pump, new fiberglass storage tank, new pressure switch, new control box, new 3 wire (well is 100 ft deep), well filtration system [2020]

Front Stairs ~ New granite and brick, 2020

Family Room Front Stairs / Landing ~ New granite and brick, 2020

Brick Walkway ~ New brick 2020

Outside Lighting~ New lights with digital timer (intromatic), 2020

3 new outside motion detection lights, 2020

French Door ~ Custom made, 9ft Anderson (with screens and inside grills), 2012

Irrigation ~ Underground for garden

Landscaping ~ Professionally done with flowerbeds, ornamental trees, stone walls, mulch, raised vegetable garden beds

110 yards of garden loom, pitched for water drainage

Outside shower and pool (12 ft round, 4 ft deep)

PVC back deck, stairs, railing, 2015

Custom stone firepit

Chicken coop (10ft x 10ft)

GARAGE

Garage Door ~ Garaga, thermal insulated, 2013

Garage Door Opener ~ Chamberlain, two remotes, two keypads, 2013

Garage ~ LED lighting (2020), storage loft, two car

PLUMBING AND HEATING -

Newer Buderus 3 section boiler, computerized settings, timer,
cleaned/serviced 2020

Newer Buderus indirect water tank, computerized settings, timer

Forced hot water heating system

4 zone heating, Honeywell digital thermostats

Carrier central air system, air filtration system, cleaned/serviced 2020

Brand new brush nickel plumbing fixtures

APPLIANCES-

Newer Bosch high efficiency dishwasher @ 54 decibels

Newer Admiral 4 burner electric stovetop

Newer GE (General Electric) profile 1200 watt convection oven microwave

Newer GE (General Electric) built in oven/ broiler

Newer Frigidaire refrigerator (with icemaker)

Newer Pro 77 quiet system garbage disposer

Newer double stainless steel sink (kitchen)

FULL BATHROOM -

Brushed nickel shower/tub fixtures

Brushed nickel lighting

Newer Kohler 1.6 gallon toilet

Newer pedestal sink with brushed nickel fixtures

Ceiling heat lamp

Ceramic floors

Tiled tub/shower

HALF BATHROOM -

Brushed nickel sink fixtures

Brushed nickel lighting

Ceramic floors

LIGHTING-

Brushed nickel fixtures throughout the house, rocker switches

FLOORING-

Oak hardwood floors, sanded, sealed, polished, 2012

Ceramic tile (bathrooms, kitchen, back porch)

Heated ceramic flooring (family room)

ELECTRICAL -

Custom rocker switches (throughout)

Digital time switches (intromatic)

Cable and phone in all rooms (in the walls)

150 amp electrical service + 2nd electrical service for basement

LED lighting throughout

Ceiling fans (4)

Brand new grounded electrical plugs with brushed nickel covers

Brand new GFC (ground force controls) plugs (kitchen and bathrooms)

Built in alarm system with 4 zone sensors

LIVING ROOM

Fireplace (cleaned 2019)

Chair railing

Hardwood oak floors

Cable and phone (wired in the walls)

FAMILY ROOM

Chair railing

Heated ceramic floors

Harbor Breeze brushed nickel ceiling fan (remote)

Cable and phone (in the walls)

9ft Anderson French door

Mudroom extension with flagstone

THREE SEASON ROOM

18 Anderson windows

Therma door (to outdoor back patio)

Hardwood oak floors

Built in wall closet

Harbor Breeze brushed nickel ceiling fan (remote)

Track lighting

Anderson glass sliding door

KITCHEN / DINING ROOM -

Brushed nickel plumbing fixtures

Brushed nickel electrical fixtures with dimmers

Chair railing

Hardwood oak flooring

Built in china closet

BEDROOMS-

Chair railing

Hardwood oak flooring

Walled in closets

Storage in the eaves

Cable and phone wired (in the walls)

Ceiling fans (remote in master bedroom, brushed nickel)

BASEMENT-

Partially finished

Sink and hookup for washer and dryer

2 insulated exterior doors

Glass storm door

LED lighting

Cable TV hookup

Separate electrical service

Not Included With the House

Tarp for the chicken coop

Butcher block kitchen table

Outdoor fire pit screen / insert

Washer

Dryer

All yard ornaments

Chicken coop add-ons (tarps)

Salt water rack

Battery operated tie rack

Work Bench in basement