

Property Information

Property Address: 307 E. Broadway, Viragoa

1. Is there garbage pickup or do you dispose of it yourself? Pickup
Where do you take it Curb OR when is pickup / day Monday

2. Are there keys to all the doors?

yes

3. Is internet/fiber optic available? yes Who is your provider? Vernon Comm

4. Do all appliances included in the sale work? yes if not, what does not work?

5. Are there any water lines to barns or other outbuildings? _____ If so, do they have shut offs & where?

N/A

6. If property is a mobile or manufactured home, do you know where the title is? _____

7. Are there any road maintenance agreements in place? NO

8. Does anyone have a first right of refusal on your property? NO

9. Who was the builder of your home? unknown

10. Has your property been surveyed? NO

11. Do you have, or have you had any pets in the home? yes If so, what kind(s) Cats + dogs

12. Have you ever paid flood insurance on the property? NO

ROOF

Age of roof? Unknown - it was in very good shape when we bought the home 2019.

HEATING SYSTEM

1. Age of Furnace Unknown

2. If you have a furnace, who services it?

608 plumbing

COOLING SYSTEM

1. What type of cooling system do you have?

Central on first floor - Units ~~20~~ ^{Upstairs}

2. Age of cooling system?

Central - 2024 - window units 2019

WATER HEATER

3. Age of water heater?

2024

ELECTRICAL

2. Has the electrical system ever been updated?

yes - we updated to have designated outlets for A/C units +
→ add e-vehicle charger

3. Do you have a signed contract in place with the electric company for installing new service to the property? no
For how many months? _____ Balance remaining? _____

SEWER OR SEPTIC

What type: (please circle one) Municipal — Private — Conventional — Mound — At Grade — Holding Tank — other

Has sewer or septic line ever been cleaned out or broken? _____

Are there any plumbing or water lines on the property NOT connected to the septic? no

WELL/MUNICIPAL WATER

Do you have municipal water or a well?

municipal

If a well is it a shared well? _____

Do you have a filter and/or water softener system?

no

Rented/Owned

AVERAGE MONTHLY UTILITY COSTS

- sorry - don't know - tenant paid

Electric: _____ Provider?

City

Gas/Fuel Oil: _____

Provider?

WT Gas

Water/Sewer 60

Provider?

City

Telephone/Internet Provider?

Vernon Comm

Updates & Improvements (Current Owners): I will email you a list.

Fixtures Not Included In the Sale: None

Seller Signature Stephanie Gauthier-Alles Date 11/15/25

Seller Signature Paul M. Patis Date 11/15/25

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

NOTICE: Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.



Seller Updates

2019

- Removed the dilapidated shed and trees.
- New shed with hardscaping
- New flower beds around perimeter of house
- Planted apple trees and perennials

2020

- All new vinyl replacement windows
- Converted back screen porch to mudroom
 - Added W/D hookups and ceramic tile
- New back deck
- Added organic gardens and raised beds.

2021

- Updated electric in the dining room and each of the bedrooms to have dedicated circuits for window AC units and added an Electric Vehicle charging outlet in carport.
- Added "beaver" system and sump pump to basement.
- New electric range with built in air fryer

2022

- Fully fenced yard
- Painted & sealed basement walls and floors
- Repainted primary bedroom upstairs

2023

- New central AC unit (first floor)
- New tankless hot water heater (gas)