

What Buyers Should Know About This Property:

W143N9927 Ridgewood LN - Germantown

Sellers would prefer a longer closing time frame if at all possible (or post closing occupancy), but could be flexible with the right offer.

- Age of Roof: 8/2022 (by Infinity Exteriors). Complete tear off w/ ice guard
- Age of Windows: Original
- Age of Water Heater: 3/2023
- Age of Water Softener: 1/2015 (Owned) Chlorinator tank replaced in 2021
- Age of Furnace: 12/2017 (routinely maintained)
- Age of A/C: 12/2017 (routinely maintained)
- Property does have a Radon Mitigation system that was installed in 2023
- Front approach & driveway mudjacking done 6/2021
- Subdivision does not have an HOA or any fees associated with it. Fences are allowed, but it would be best to check with the municipality regarding restrictions or setbacks
- InstaHot faucet at the kitchen sink is non-functioning

******All information is provided by the Sellers and not verified
by the Listing Agent or Broker******