



TOP THINGS TO KNOW ABOUT:

29 NATHANIEL ROAD, WINCHESTER

Age of roof/material?

- Not sure, it's been there since we owned the house.

Age of heating system

- Furnace is about 7.5 years old and we switched from oil to gas then

Age of hot water tank?

- 4-5 years old

Any water in basement?

- No water in the basement since the flood in 2010

Is there a sump pump?

- Two sump pump pits. French Drains around both parts of the basement. Replaced pumps and added backups.

Is there any insulation?

- Yes

Age of windows?

- 15 years old

How many heating/cooling zones?

- 2 heating zones, 1 cooling zone, new wi-fi thermostats

School district? Elementary, middle high

- Muraco, McCall, Winchester

Are the water/sewer town utilities?

- Yes, town water and sewer

Specific closing date?

- No, as soon as possible



IMPROVEMENTS THE SELLER HAS MADE OVER THE LAST 8 YEARS:

Family Room:

New Hardwood Floors, 4 years old (replaced old carpet)
Wall mounted and wired speakers
HDMI wired TV mount
Outdoor speakers and Kitchen speakers wired to back of TV area,
Painted (2 months ago)

Kitchen:

All New Appliances GE Profile and Bosch (dishwasher), 2.5 years ago
New Hardwood floors, 1 year old
Painted (2 months ago)

Backyard:

Vinyl Fence 3.5 years ago
Landscaping with the cobble stones and mulched area.
Added trees and plants.
Playground mulch added to the playground area with play set.
Wired Outdoor Speakers

Roof:

Heat Tape added to stop Ice Dams.

House:

Central Air added 8.5 years ago
Switched to Natural Gas and added a new efficient Furnace, 8 years ago
New Water Heater, 4.5 years Ago
Sump pumps replaced and New Backups added 5-6 years Ago. No major
flooding or major water in basement since the the storm in 2010.

Basement:

Finished Basement, New Wood Stairs
Removed Asbestos Tiles.
Added Doors separating back basement and Laundry Area
New Washer and Dryer (5 years old)
Radon Mitigation System to be extra cautious. Test came back in the
low 2's. The testing company did believe we needed the unit.

