



TOP THINGS TO KNOW ABOUT:

11 ARICIA LANE, WINCHESTER

Age of roof/material?

- 30-year architectural shingles installed in 2017 (\$20K)

Age of heating system

- Oil fired high-efficiency boiler installed in 2016 (\$9K)

Age of hot water tank?

- 12 years old. Stainless Steel, lifetime warranty

Is there any insulation?

- Fiberglass insulation through ALL exterior walls and cellulose insulation blown in complete attic floor after an energy audit in 2015.

How many heating/cooling zones?

- 4 heat zones, 2 cooling zones

Age of windows?

- Average 12 years, oldest window(s) are 15 years old

Annual cost of heating?

- \$1,205 in 2016, current owner works out of the house about 25% of the year

School district? Elementary, middle, high?

- Vinson-Owen, McCall, Winchester

Are the water/sewer town utilities?

- Yes, town water and sewer

Specific closing date?

- No, but highly prefer before Feb. 28, 2018



STATISTICS & MAJOR IMPROVEMENTS

Electrical Service

- 200-Amp main panel board with circuit-breakers and a subpanel in the lower living space primarily servicing the upper main kitchen.

Heating

- Oil fired high-efficiency boiler installed in 2016 (\$9K) - 4 Zones

Cooling

- 2 units, 2 zones. One services the main family room and the larger services the remaining main level. Installed in 2005

Family Room Addition

- Completed around 2005 - 2x6 construction, including portico entry and front stairs (\$175K)

Exterior Clapboard

- Replaced in 2005 (\$35K)

Part of Lower Living Area

- Windows replaced and hardwood Floors installed, renovation completed in 2012 (\$13K)

Roof

- 30-year architectural shingles installed in 2017 (\$20K)

Main Kitchen

- Renovation completed 2015 (\$90K)

Lower Bedroom & Bath

- Renovation completed 2017 (\$18K)

Exterior

- Rear Yard Retaining Wall, Aluminum Fence, Patio & Fire Pit. Completed in 2015 (\$48K)

House Trim, Soffits & Facia Boards

- 60% replaced by PVC/composite and painted in 2017 (\$10K)

Security

- New security system with central monitoring (still monitored/active) installed in 2013

Other Features

- On a cul-de-sac
One block from new Vinson-Owen Elementary School
Back yard abutting conservation land
(privacy and unbuildable!)
Vegetable garden with dedicated automatic sprinkler/watering line

