



# TOP THINGS TO KNOW ABOUT:

83 CHURCH STREET, UNIT 3, WINCHESTER

## **Age of roof/material?**

- New rubber plenum roof installed in 2010 for entire building. New slate roof installed in 2014

## **Age of heating system?**

- New heating and cooling systems installed 3 years ago

## **Age of hot water tank?**

- 3 year old large 75 gallon unit that was converted to gas

## **Is there any insulation?**

- Yes, all new insulation

## **How many Heating Zones?**

- 1 zone for each

## **Annual cost of heating?**

- \$2,800 per annum

## **Specific closing date?**

- No, as soon as possible

## **Age of windows?**

- 3 years ago with the exception of large balcony windows, which are original

## **Is there a condo association?**

- Plunkett Properties is the management company. The condo fee for Unit 3 is \$413 per month and snow removal for the 2016-2017 winter was \$900. 2017-2018 final numbers are not calculated yet.

## **Are the water/sewer town utilities?**

- Yes, town water and sewer, both included in condo fee

## **School District?**

- Ambrose, McCall, Winchester



## ADDITIONAL INFORMATION

- Storage unit in basement is located conveniently right underneath unit 3 so makes for very easy access to pipes and electric wires. (most unit owners have electric and water pipes in someone else's locked storage space which makes it difficult for workmen if repairs or access is needed)
- Second refrigerator in basement storage unit can stay or we will remove it if buyer wants.
- Storage unit is currently open with no lock for access.
- All recessed lights throughout the unit are brand new with the exception of two large ones in front of fireplace which are original.
- Dining room is wired and set to go for a chandelier, currently it is plated up.
- Numerous new electrical and phone jacks were added throughout each room including phone and electric outlets by kitchen sink area and in the middle of large living room floor.
- Every closet has a new added light fixture and new recessed lights.
- Fireplace completely converted over to gas with new gas logs and remote with timer. Black tiles and fire hearth all new as well.
- Two bookcases on either side of fireplace completely new and custom built with additional cabinets and pull out wooden drawers below. Electric outlets added in bookshelves.
- All crown moldings on ceilings brand new.
- All appliances high end and brand new from Yale electric.
- Kitchen completely renovated. Granite countertops throughout. All new custom kitchen cabinets from Packard Kitchens. Tons of storage.
- Two bathrooms completely renovated. Granite countertops throughout.
- All new hardwood floors throughout entire unit and closets.
- All closet shelving are custom made wooden shelves with new metal closet rods.
- Laundry room closet had all electrical outlets moved down below machine level so they would be out of site.
- Unit completely painted out including all closets.
- Archway interior doors/walkways were all expanded and brought up to ceiling to open up rooms for more spaciousness.
- Front hall wall moved to open up front entrance. (very very small before)
- Wall in front of laundry room closet moved back several feet to open up bedroom.
- New mailboxes in front hall of building are very spacious.
- Common area carpets cleaned twice a year.
- Building's common areas are cleaned twice a week and trash and recycles are removed 3-4 times a week.
- A friendly group of residents who hold a traditional "Holliday Party" given around Christmas time on the second floor hall area!
- Luncheons and cocktail parties happen at least 5-6 times throughout the year. Especially during the winter when we are snowed in!
- An active 7 person condo board.
- Parking always plentiful for residents and guests and Unit 3 has its own deeded reserved parking space in the back of the building. First space near the sidewalk.

