



# TOP THINGS TO KNOW ABOUT:

17 HILLSIDE AVENUE, WINCHESTER

## **Age of roof?**

- 1-1/2 years old

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

- There are two hot water tanks: Basement tank is 9 years old but has had limited use because it does not supply the master bathroom. Second floor water heater is 1-1/2 years old. Supplies only the master bathroom.

## **Age of windows?**

- Old part of house: 70 years old.  
"New" part of house: 30 years old

## **Age of heating system?**

- There are two furnaces: Basement furnace is 14 years old but had a major overhaul three years ago. Attic furnace is 30 years old, installed when the addition was constructed.

## **School District - Elementary, Middle, High School?**

- Lincoln, McCall, Winchester

## **Specific Closing Date?**

- No specific date. Flexible

## **Are the Water Utilities and Sewer Utilities city/town?**

- Yes

## **Is there a sump pump?**

- No.

## **How many heating zones are there?**

- 2 Zones, one for each furnace.

## **Heating cost per annum?**

- \$2,417 for the last 12 months.



## ADDITIONAL INFORMATION PROVIDED BY THE SELLERS

This is a very cozy, warm house and a great place to raise a family. As for architectural details, the kitchen cabinets were designed and built by Kennebec Kitchen Designs of Bath, Maine, the original cabinet maker for This Old house. The master bedroom suite features a spacious bedroom, two walk-in closets, cedar closet, and a large bathroom with over-sized shower, soaking tub, and matching sinks. The lower level offers ample space for future expansion. The west-facing rear of the house offers spectacular sunsets and the screened-in porch is great spot for summertime dinners and lazy Sunday mornings.

This home is located less than a ten-minute walk to Lincoln Elementary School, McCall Middle School, library, Town Hall, post office, town center and the commuter rail station and, yes, people actually do walk to the station.

The second floor office (with built-in workstation) that abuts the Master Bedroom suite is a comfortable space to work from home or take care of projects and housekeeping. It's a corner room that's bright and sunny and looks onto the street. The attic covers the entire floor plan and affords easy access to off-season items, etc.

Birds. Lots of birds. We strongly encourage the new owners to hang bird feeders outside the kitchen window. Daily visitors include cardinals, gold finches, purple finches, tufted titmice, and chickadees.

