



# TOP THINGS TO KNOW ABOUT:

101 HARVARD STREET, WINCHESTER

## **Age of roof?**

- 6 years

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

- 11 years

## **Age of windows?**

- 6 years

## **Age of heating system?**

- 4 years

## **Heating cost per annum?**

- Approximately \$1,000 (since people are home all day most days, this is higher than it was before when seller traditionally had the heat lower during the work day)

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

- Muraco, McCall, Winchester High

## **Specific Closing Date?**

- Current preferred closing date is 9/18 (negotiable depending on buyer's circumstances and our new construction circumstances)

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

- Yes

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

- One Zone (gas furnace, forced air; central air)

## ADDITIONAL INFORMATION

- Less than five-minute walk to Muraco
- Extensively renovated in 2012 (siding, windows, roof, kitchen, bathrooms, all floors, recessed lighting, etc.).

Additional updates since then include:

- Oil-to-gas conversion
  - Added central air
  - Landscaped yard/new lawn; fenced in backyard; added shed
  - Replaced main water shut off valve and replaced 20' of old brass piping with new copper in the basement
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- Included: All 1st floor appliances (including washer/dryer), curtain rods, wall-mounted curtain tie backs/holders, TV wall mounts, main backyard shed
  - Excluded: Curtains, TVs, basement deep freezer
  - TBD/negotiable: backyard swingset, hall tree

