



# TOP THINGS TO KNOW ABOUT:

15 EDWARD DRIVE, UNIT 15 WINCHESTER

## Age of roof?

- Lower back roof replaced fall 2017. Property manager said door overhang and top roof replaced in 2008.

## Age of hot water tank?

- Unkown

## Age of windows?

- Unkown

## Age of heating system?

- The heat pump ~6/2009. The Exchange was ~6/2001.

## Condo Fee?

- \$421/month. Includes master insurance, exterior maintenance, road maintenance, landscaping, snow removal & refuse removal.

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

- Vinson-Owen, McCall, Winchester High

## Specific Closing Date?

- Prefer October 1st timeframe

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

- Yes

## How many heating/cooling zones?

- 1 zone for each

## Heating cost per annum?

- \$3000/year

## ADDITIONAL INFORMATION

- Updated 1/2 bath
- Removed all popcorn and repainted in den and living/dining/kitchen
- Painted all the paneling in the den and the cabinets around the fireplace.
- Installed 4 matching quality doors on low half of den cabinets
- Painted fireplace and installed new fireplace door
- Installed venting of stove to the outside
- New front and garage door locks
- Added dark wood flooring to both upstairs bedrooms
- Repainted about 95% of the inside of unit ( 2016 most & 2018 - 1/2 bath, den & living/kitchen ceiling) including master bath cabinets
- Replaced all flush mount light fixtures along with hall & dinning room light fixtures
- Added dryer venting to outside unit
- Added drywall to area under stairs and some areas in laundry room
- Note: HOA keeps good financial reserves. Seller doesn't believe homeowners have ever been assessed for anything

