



# TOP THINGS TO KNOW ABOUT:

42 CABOT STREET, WINCHESTER

## **Age of roof?**

- TOH project - 2002

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

- TOH project - 2002

## **Age of windows?**

- Mixed origin and TOH project - 2002

## **Age of heating system?**

- TOH project - 2002

## **Age of insulation?**

- TOH project - 2002

## **Heating cost per annum?**

- Natural Gas was ~\$2,900

## **Electricity cost per annum?**

- EverSource - Electricity ~\$2,300

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

- Lynch, McCall, Winchester High

## **Specific Closing Date?**

- Flexible

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

- Yes

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

- 5 zones, with 4 being major zones
- Kitchen - radiant
- 1st Floor - dual
- 2nd Floor - forced air
- 3rd Floor - forced air
- 1 minor (Sunroom) - radiant



## ADDITIONAL INFORMATION

- Heating System
  - Viessmann Boiler
  - Viessmann Water Heater
- Radiant & Forced Air
  - Unico - 3 zones - all floors
- A/C Units -3 zones - all floors
  - Lennox
- Kitchen (~5/2011)
  - Sub Zero 36" Fridge
  - Viking 36" Dual Range
  - Bosch Dishwasher
- New (2002) Windows are Marvin
- Counters are Vermont Soap Stone
- Kennebec Custom Cabinets in Kitchen
- Radiant heat system for stairs in basement level walk-out for snow melt.
- Garage has a hot and cold water hookup that could be connected for potential use.
- Radiant floors in Master Bathroom
- Renovated and restored by the popular TV Show and website "This Old House".  
<https://www.thisoldhouse.com/watch/winchester-house>