



TOP THINGS TO KNOW ABOUT:

42 FELLS RD, WINCHESTER

Age of roof?

- 2 1/2 years old

Age of hot water tank?

- 8 years old

Age of windows?

- Kitchen, dining room, powder room - 2 years old
- Lower level - about 8 years old
- Rest of house - Seller is unsure

Additional Updates:

- New kitchen
- Newly painted throughout
- New powder room
- New patio
- Plumbing in place for second floor master bath

School District - Elementary, Middle, High School?

- Muraco, McCall, Winchester High

Specific Closing Date?

- Flexible, as soon as possible

Heating & Electric costs?

- About \$1300 per year electric
- About \$50 per year propane (kitchen stove)
- About \$1800 per year oil

How many heating zones are there?

- 1 Zone

Age of heating system?

- 8 years old