



# TOP THINGS TO KNOW ABOUT:

9 CHURCHILL RD, WINCHESTER

## **Age of roof?**

- 2014

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

- 2014

## **Age of windows?**

- 2014 Brand new Anderson windows throughout the entire house (excluding three small windows in basement)

## **Age of insulation?**

- Spray insulation placed in 2014

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

- There is a sump pump, but seller has never had any water in the basement

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

- Muraco, McCall, Winchester High

## **Specific Closing Date?**

- Flexible

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

- Yes

## **How many heating zones?**

- 2 heating zones

## **How many cooling zones?**

- 1 cooling zone



## ADDITIONAL INFORMATION

Seller fully gutted and renovated the home in 2014-2015:

- 2014 New Roof
- 2014 Completely rewired the entire house
- 2014 Brand new kitchen (cabinets, flooring, lighting, appliances and granite countertops)
- 2014 Main floor and basement recessed lighting throughout the house
- 2014 Custom made media cabinet in living room
- 2014 Three new full bathrooms (2 on main floor and 1 in lower level)
- 2014 Completely finished the basement (with kitchenette/laundry room, tile flooring and new beam for added support)
- 2014 Pulled gas into the house
- 2014 New gas fireplace and stove
- 2014 Brand new chimney
- 2014 Brand new Anderson windows throughout the entire house (excluding three small windows in basement)
- 2014 Brand new indoor and outdoor doors
- 2015 Addition with new foundation (connected garage to main house and mud room), with new drain placed in front of garage
- 2016 Deck
- 2016 Brand new air conditioning system
- 2017 Outdoor pavers
- Heated tile floors in both bathrooms on 1st floor
- All 3 main bedrooms have custom closet organizers

