



# TOP THINGS TO KNOW ABOUT:

2 ROBINHOOD RD, WINCHESTER

## Age of roof?

- Main house, pre-renovation - 2000; addition and garage - 2002

## Age of hot water tank?

- Replaced in 2013

## Age of windows?

- Addition (master suite and kitchen) 2002; rest of house: replaced windows with Anderson windows in 2010

## Age of heating system?

- 2002 (removed oil tank and burner and put in high capacity gas burner in 2002 as part of renovation)

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

- Ambrose, McCall, Winchester High

## Is there a Sump Pump?

- Yes

## Is there Insulation?

- Yes (insulation blown into walls; insulation in attic)

## How many heating & cooling zones are there?

- 5 heating zones & 1 cooling zone

## Specific Closing Date?

- December 1 (late November may work but not before then)

## ADDITIONAL INFORMATION

- Major renovation in 2002: expanded kitchen and added master suite, office off MB, mudroom, sunroom/reading room, deck, double sheds, living room built-ins, new high capacity furnace, central AC

More recent work:

- Major landscaping (new lawn, bushes, patio, walkway, irrigation system, low voltage lights; created proper drainage away from house with landscaping)
- Basement laundry/rec room update/renovation
- Added shelving to closets
- Added Hunter Douglas shades and mini blinds
- Created entry from kitchen to living room, improving flow; expanded mudroom for storage
- Replaced windows in basement family room (3 new windows including glass-block window)
- Replaced tiles in front of both fireplaces
- Replaced sewer pipe to street (2018)
- Added pergola
- Basement water proofing system (Pioneer Basement)
- New driveway
- Renovation of bathroom at top of stairs a few years ago
- Replaced kitchen appliances (stainless ) a few years ago
- All kitchen cabinets are Crown Point custom cherry cabinets
- Tiled backsplash in kitchen
- Replaced garage door with automatic door
- Replaced smoke detectors last 2 to 3 years
- Replaced thermostats with automatic thermostats
- Replaced attic windows
- Fenced in yard

## ADDITIONAL INFORMATION CONTINUED

- Removed 4 trees to eliminate risks and add to yard space
- Added recessed lighting to basement family room, laundry/rec room, and one bedroom
- There are dual attached storage sheds
- Replaced siding on south side of house and garage (2017)
- Painted house (2017)
- New shutters (2017)
- Updated irrigation system/rain sewer system in 2018

