

# THINGS TO KNOW

8 PRINCE AVENUE, WINCHESTER

## **AGE/MATERIAL OF ROOF**

NEW IN 2002 / SHINGLES AND FLASHING REPLACED WITH ASPHALT ARCHITECTURE STYLE SHINGLES

## **AGE/TYPE OF HOT WATER TANK**

NEW IN 2012 / GAS

## **AGE/TYPE OF HEATING SYSTEM**

NEW IN 2012 / GAS

## **AGE OF WINDOWS**

1ST FLOOR - 2010, 2ND FLOOR - 2011

## **NUMBER OF HEATING & COOLING ZONES**

ONE

## **ARE WATER/SEWAGE UTILITIES IN TOWN?**

YES

## **ANNUAL HEATING & ELECTRIC COSTS**

ELECTRIC - \$1,300, GAS - \$1,400

## **SPECIFIC CLOSING DATE?**

ANYTIME BETWEEN JUNE 12 - JUNE 14

## **SCHOOL DISTRICTS**

MURACO ELEMENTARY  
MCCALL MIDDLE  
WINCHESTER HIGH

**ANDERSEN  
GROUP  
REALTY**

\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.

# UPDATES

8 PRINCE AVENUE, WINCHESTER

## FRONT

- ADDED STONE WALL ALONG SIDEWALK
- REPLACED AND WIDENED FRONT STEPS
- REPLACED FRONT DOOR & GARAGE DOOR

## BACK

- ADDED DECK, FULL WIDTH OF HOUSE, WITH 12' WIDE STAIRS TO YARD (TIMBERTECH COMPOSITE DECK - VERY LOW MAINTENANCE)
- INSTALLED LAWN IRRIGATION SYSTEM

## KITCHEN

- COMPLETELY RENOVATED: NEW CABINETS, APPLIANCES, FLOORING, LIGHTING, PLUMBING

## ROOF

- REPLACED ROOF AND ALL FLASHING IN 2002

## MISCELLANEOUS

- INSTALLED CENTRAL AIR
- ADDED ENERGY EFFICIENT WINDOWS
- REFINISHED ALL WOOD FLOORS
- INSTALLED SUMP PUMP IN BASEMENT
- REPLACED SINKS IN BATHROOMS
- INSTALLED WATER EFFICIENT TOILETS IN BATHROOMS