

# THINGS TO KNOW

## 1 CENTRAL GREEN, WINCHESTER

<b>AGE/MATERIAL OF ROOF</b>	2009 / SLATE
<b>AGE/TYPE OF HOT WATER TANK</b>	2009 / GEOTHERMAL WITH GAS BACKUP
<b>AGE OF HEATING SYSTEM</b>	2009 / GEOTHERMAL
<b>AGE OF WINDOWS</b>	2009. TILT IN FOR CLEANING
<b>INSULATION</b>	FOAM IN WALLS & ROOF. FIBERGLASS IN INTERIOR WALLS & CEILINGS (QUIET & LOW IN COST)
<b>IS THERE A SUMP PUMP?</b>	NO
<b>NUMBER OF HEATING &amp; COOLING ZONES</b>	SIX
<b>ARE WATER/SEWAGE UTILITIES IN TOWN?</b>	YES
<b>ANNUAL HEATING COSTS</b>	N/A - GEOTHERMAL HEATING/COOLING, EXCEPT FOR ELECTRICITY TO RUN PUMPS & AIR HANDLERS. ELECTRIC COSTS 2018 WERE \$6,542.
<b>SPECIFIC CLOSING DATE?</b>	AS SOON AS POSSIBLE
<b>SCHOOL DISTRICTS</b>	AMBROSE 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 & NOTABLE FEATURES

## 1 CENTRAL GREEN, WINCHESTER

### **TOTAL REBUILD - 2009**

NEW ELECTRICAL & PLUMBING SYSTEMS, WINDOWS, KITCHEN, BATHROOMS, EXTERIOR STORM DOORS, ROOF, INSULATION, ETC.

### **IRRIGATION WELL**

PROVIDES ALL WATER FOR LAWNS AND SHRUB BEDS. USING THIS WELL, WATER COSTS PER YEAR ARE ~\$100 (MUCH LOWER THAN USING TOWN WATER).

### **GEOTHERMAL HEAT**

PROVIDES ALL HOT WATER, HEAT & AC BTU HEAT TRANSFER. NO FOSSIL FUELS USED EXCEPT FOR GAS STOVE, FIREPLACE AND BACKUP HOT WATER SYSTEM (IF NEEDED). THIS SYSTEM SAVES THOUSANDS IN ANNUAL ENERGY COSTS.

### **LOWER LEVEL INTERNET/CABLE**

VERIZON & COMCAST

### **NEW STORM DOORS**

ALL 6 EXTERIOR DOORS FOR ENERGY EFFICIENCY

### **KITCHEN & MASTER BATH**

MARBLE COUNTERTOPS