

THINGS TO KNOW

57 WINFORD WAY, WINCHESTER

AGE/TYPE OF ROOF	2017 / SHINGLE
AGE/TYPE OF HEATING SYSTEM	2017 / GAS
AGE/TYPE OF HOT WATER TANK	2017 / GAS (TANKLESS)
AGE OF WINDOWS	2017
INSULATION	SPRAY FOAM
NUMBER OF HEATING & COOLING ZONES	2
ANNUAL HEATING & ELECTRIC COSTS	ELECTRIC - \$2,500/YEAR GAS - \$1,800/YEAR
WATER/SEWER UTILITIES	PROVIDED BY TOWN OF WINCHESTER
SPECIFIC CLOSING DATE	JULY 31 OR RENT BACK
SCHOOLS	LINCOLN 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

57 WINFORD WAY, WINCHESTER

BUILT IN 2017

- ENTIRE HOME CUSTOM BUILT; ALL ELEMENTS & FEATURES IN HOME ARE BRAND NEW

FOUNDATION OF HOME

- CONCRETE

KITCHEN

- CUSTOM DESIGNED BY BESPOKE OF WINCHESTER

MASTER SUITE

- LAUNDRY HOOKUPS IN WALK-IN CLOSET

HEATING & COOLING

- NATURAL GAS & AIR CONDITIONING

BASEMENT

- PLUMBED FOR A FULL BATHROOM
- DUCTING IN PLACE FOR HEAT & A/C

PARKING

- 2 CAR OVERSIZED, EXTRA DEEP GARAGE
- 5 OFF-STREET SPACES

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