

THINGS TO KNOW

22 BROOKS STREET, WINCHESTER

AGE OF ROOF

16 YEARS

**HEATING SYSTEM
(AGE/TYPE)**

GAS
2 ORIGINAL / 16 YEARS
1 IN BASEMENT / 2 YEARS

**HOT WATER TANK
(AGE/TYPE)**

GAS
1 ORIGINAL / 16 YEARS OLD
1 IN BASEMENT / 2 YEARS

INSULATION

FIBERGLASS

AGE OF WINDOWS

16 YEARS

**ANNUAL HEATING &
ELECTRIC COSTS**

HEAT - \$3,000 / ELECTRICITY - \$3,000

**NUMBER OF HEATING &
COOLING ZONES**

8 ZONES

WATER/SEWER UTILITIES

IN TOWN

CLOSING DATE

SELLER PREFERS AUGUST 31ST OR EARLIER
WITH A LEASE BACK OPTION

SCHOOL DISTRICTS

ELEMENTARY - AMBROSE
MIDDLE - MCCALL
HIGH - WINCHESTER HIGH

UPDATES & NOTABLE FEATURES

22 BROOKS STREET, WINCHESTER

PARKING

- 3 CAR GARAGE
- 5 OFF-STREET SPACES

UPDATES DURING OWNERSHIP

- BACK DECK & SIDE DECK
- MASTER BATHROOM (UPDATED IN 2018)
- NEW STOVETOP (2018)
- BOSE AUDIO SYSTEM THROUGHOUT HOUSE

KITCHEN

- OVERSIZED ISLAND, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, STACKED CONVECTION OVENS, GAS STOVETOP WITH COMMERCIAL RANGE, BREAKFAST BAR

MASTER SUITE

- FIREPLACE
- SPACIOUS WALK-IN CLOSET
- ENSUITE BATH WITH DOUBLE SINKS, MARBLE COUNTERTOPS, & GLASS STANDING SHOWER

FINISHED LOWER LEVEL

- MUDROOM
- FULL BATHROOM WITH STEAM SHOWER

OUTDOOR

- DIRECT ACCESS TO TOWN FOREST FOR HIKING, DOG WALKING, ETC