

THINGS TO KNOW

333 HIGHLAND AVENUE, WINCHESTER

ROOF

MAIN ROOF (ASPHALT) WAS A COUPLE YEARS OLD WHEN SELLERS MOVED IN (JULY 2011). THE OTHER ROOF WAS ADDED IN 2012.

HEATING SYSTEM

OIL BURNER & TANK WERE A COUPLE YEARS OLD WHEN SELLERS MOVED IN (JULY 2011).

HOT WATER TANK

ELECTRIC STONE LINED TANK IS ~30 YEARS OLD. SHOULD LAST ~50 YEARS.

WINDOWS

- DOUBLE HUNG & STORM WINDOWS ON ORIGINAL HOUSE: AGE UNKNOWN
- 3RD FLOOR STORM WINDOWS IN ATTIC
- REAR SECTION OF HOUSE (REMODELED) HAS PELLA INSULATED DOUBLE PANE WINDOWS

ANNUAL HEATING COSTS

SEPT. TO MAY - \$2,600

NUMBER OF HEATING & COOLING ZONES

2 HEATING ZONES & 2 COOLING ZONES
ZONE 1: FLOOR 1; ZONE 2: FLOORS 2, 3

TOWN UTILITIES

TOWN OF WINCHESTER

CLOSING DATE

AS SOON AS POSSIBLE

SCHOOL DISTRICTS

LINCOLN ELEMENTARY SCHOOL
MCCALL MIDDLE SCHOOL
WINCHESTER HIGH SCHOOL

ADDITIONAL INFORMATION

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UPDATES DURING OWNERSHIP

- BLEW IN INSULATION IN ALL SIDES & FLOORS OF HOUSE, INCLUDING GARAGE
- RESIDED ENTIRE HOUSE & GARAGE
- NEW WINDOWS
- ADDED RECESSED LIGHTING IN BEDROOMS & COMMON AREAS
- ADDED WAINSCOTING IN COMMON AREAS & MASTER BEDROOM
- PAINTED ENTIRE INSIDE OF HOUSE
- RENOVATED OLDER MOULDINGS & PLASTER TO REFRESH PROPERTY
- ADDED BRAND NEW WALPOLE WOODWORKERS FENCE ALONG DRIVEWAY, SIDE YARD & BESIDE GARAGE WITH ARBOR ON SIDE YARD ENTRANCE
- BRAND NEW FRONT DOOR WITH SCREEN DOOR & SIDE LIGHTS INSTALLED TO IMPROVE WINTER HEATING & SUMMER COOLING REQUIREMENTS