

THINGS TO KNOW

20 MYSTIC AVENUE, WINCHESTER

NOTABLE FEATURES

HISTORY: Historic home built by the Symmes family in 1854

EXTERIOR: Landscaped yard with perennial garden and sprinkler system

UPDATES SINCE OWNERSHIP

KITCHEN & FAMILY ROOM added in 1991

INTERIOR completely updated in 1991, with all new plumbing, electrical & new gas fired furnace

INTERIOR UPDATES OVER THE YEARS:

- Custom built-in cabinets/bookshelves in den, family room & kitchen
- Custom stairs connecting kitchen, family room & upper floors
- 2 fireplaces, including gas fireplace in den
- Central A/C added in 2017
- Kitchen updated in 2017 with new soapstone countertops, farmers sink, stainless steel electric convection oven, gas range & microwave
- 2nd floor completely renovated/updated in 2018 with hardwood floors (2nd & 3rd floor), new tiled bathroom & built-in closets

SCHOOL DISTRICTS

LINCOLN Elementary, **MCCALL** Middle, **WINCHESTER** High

PARKING & TRANSPORTATION

Off-street parking for **4 CARS**; close proximity to **WINCHESTER CENTER & WEDGEMERE COMMUTER RAIL STATIONS**

ROOF

KITCHEN: Asphalt - 28 years old

MAIN HOUSE: Asphalt - 22 years old

DEN: EPDM - 15 years old

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HEATING & COOLING SYSTEM

GAS HEAT: 25 years old

CENTRAL A/C: 2 years old

HOT WATER HEATER

GAS: New in 2012

WINDOWS

MAIN HOUSE, ALL LEVELS: 2 years old

KITCHEN & FAMILY ROOM: 28 years old

DEN: 15 years old

INSULATION

FIBERGLASS throughout. Original exterior walls in living & dining rooms are **BACK PLASTERED.**

ANNUAL HEATING & ELECTRIC COSTS

GAS: \$2,400

ELECTRIC: \$1,300

EXCLUSIONS

CHANDELIER in dining room

TELEVISIONS in den & master bedroom

GARDEN HOSE by gate

WOODEN MIRROR in powder room