

THINGS TO KNOW

15 DIX STREET, UNIT 4, WINCHESTER

ROOF

PITCHED ROOF: ARCHITECTURAL SHINGLES WITH GRACE ICE & WATER SHIELD

FLAT ROOF: HEAVY DUTY FULLY ADHERED EPDM OR PVC MEMBRANE

HEATING SYSTEM

FORCED AIR NATURAL GAS
ELECTRIC BASEBOARD IN BOTH FULL BATHS

HOT WATER

TANKLESS; NAVIEN GAS FIRED BOILER PROVIDES HEAT FOR DOMESTIC HOT WATER & HOT WATER REHEAT COIL TO HVAC SYSTEM

HEATING & COOLING ZONES

1 HEATING ZONE / 1 COOLING ZONE

ANNUAL HEATING & ELECTRIC COSTS

HEAT: \$1,200/YEAR
ELECTRIC: \$1,500/YEAR

SCHOOL DISTRICTS

LINCOLN ELEMENTARY SCHOOL
MCCALL MIDDLE SCHOOL
WINCHESTER HIGH

PARKING

2 DEEDED SPACES IN UNDERGROUND PARKING GARAGE

ADDITIONAL INFORMATION

15 DIX STREET, UNIT 4, WINCHESTER

CONDO FEE

\$1,250/month

Includes: water, sewage, elevator, exterior maintenance, landscaping, snow removal, trash removal, annual maintenance of heating/cooling systems, battery replacement of smoke alarms

NOTABLE FEATURES

- First floor unit
- Heated driveway
- Large private deck overlooking pond
- Pond access for swimming and kayaking
- Current owners installed 4 ceiling fans
- Windows in bathrooms and den
- Property taxes: \$19,600 (est. 2020)