

# THINGS TO KNOW

306 WASHINGTON STREET, WINCHESTER

## ROOF

ASPHALT/FIBERGLASS SHINGLES

## HEATING SYSTEM

NEW IN 2017 / GAS

## HOT WATER

NEW IN 2017 / GAS

## HEATING & COOLING

2 HEATING ZONES  
2 COOLING ZONES (CENTRAL A/C)

## SPECIFIC CLOSING DATE

NEGOTIABLE

## SCHOOL DISTRICTS

MURACO ELEMENTARY SCHOOL  
MCCALL MIDDLE SCHOOL  
WINCHESTER HIGH

## PARKING

OFF-STREET PARKING FOR 5-6 CARS

# ADDITIONAL INFORMATION

306 WASHINGTON STREET, WINCHESTER

## UPDATES SINCE OWNERSHIP

- New front porch and front door
- Sprinklers installed in front yard
- Landscaping with ongoing regular maintenance. Trees in backyard pruned by professional tree company.
- Installed closets: Two in kitchen and one in 1st floor music room (now bedroom)
- Fully renovated 3rd level
- Partially renovated lower level
- Custom made faux wood blinds throughout the house - the new owner(s) can continue lifetime warranty. Small payment may be required at time of repairs.

## EXCLUSIONS

- New front porch and front door