

# THINGS TO KNOW

11 SAMOSET ROAD, WINCHESTER

## ROOF

Asphalt Shingles

## HEAT & HOT WATER

Heat - Forced air by Natural Gas

Hot water - Tankless hot water heater, Natural Gas

## HEATING & COOLING ZONES

4 heating zones / 4 cooling zones (central AC)

## APPROX. HEATING & ELECTRIC COSTS/YEAR

Heat - \$2,800/month (Eversource)

Electric - \$1,700/month (National Grid)

## INSULATION

Spray foam, blown-in cellulose, fiberglass bats

## WATER & SEWER

Town of Winchester

## SCHOOLS

Elementary: Ambrose

Middle: McCall

High: Winchester High

## PARKING

Attached 2-car garage

4 off-street in paved driveway

## EXCLUSIONS

- Lower level refrigerator
- Sonos amplifiers and outdoor speakers
- All TVs/brackets
- iPad and mount in kitchen

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## UPDATES SINCE OWNERSHIP

### **Interior**

- Finished basement: Added built-ins, wet bar, additional bedroom and gym
- Finished attic: Added bedroom and full bath, fully conditioned space, installed ERV on attic air handler
- Upgraded kitchen appliances: Wolf range, professional hood, Bosch oven and dishwasher (paneled), paneled Kitchen-Aid refrigerator
- Added millwork: Family room and living room built-ins, crown molding/paneling in master bedroom and bath, inset medicine cabinets in master bath, millwork feature wall in master bedroom
- Upgraded light fixtures throughout (all LED, including landscape/outside)
- Installed stair runner throughout

### **Exterior**

- Extended and raised back retaining wall: Leveled backyard, completely enclosed yard with cedar privacy fence, added aluminum gates and stairs down to backyard, installed 27 mature trees, sod, sprinklers and landscape lighting
- Epoxy garage floor and Azek baseboard
- Professional landscaping in front yard: Installed 3 mature trees, dozens of perennial bushes and grasses, installed landscape lighting

### **Miscellaneous**

- Plantation shutters in Living, Dining, Master and 3rd floor bedroom
- LED under-cabinet and in built-ins
- Closet organizers in Master and Laundry
- Heated floors in most bathrooms (all except 1st floor half bath and 3rd floor bath)
- Added partial glass enclosures on all bathroom tubs

## NOTABLE FEATURES

- Smart Home light switches/dimmers, thermostats, garage door opener
- First floor and yard wired for sound (see exclusions)
- Lower level theater wired for 5.1 surround sound