

# THINGS TO KNOW

185 CROSS STREET, WINCHESTER

## ROOF

Ashpalt Shingles - 2016

## HEAT

Natural gas - 2016

## HOT WATER

Natural gas - 2016

## HEATING & COOLING ZONES

2 heating zones, 2 cooling zones (central A/C)

## APPROX. HEATING & ELECTRIC COSTS/YEAR

Approximately \$2,600

## WATER & SEWER

Town of Winchester

## SCHOOLS

Elementary: Lynch  
Middle: McCall  
High: Winchester High

## PARKING

2-car garage  
2 off-street in paved driveway

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## UPDATES SINCE OWNERSHIP.

- **Finished basement:** Previously unfinished, current owners added custom wine room, custom wine shelf outside room, 2 drink fridges, kitchenette, tile floors, carpet, added bathroom w/ shower, additional room, plus storage room
- **Finished 3rd floor:** Previously unfinished, current owners added custom & hidden “speakeasy” with custom bar and built in seating and leather walls, high-end hardwood floors, shelving, ice fridge, copper sink, restoration hardware lighting, custom drapes, custom book shelf/hidden door, etc.\* Additional half bath (no shower), storage, large entertaining/play room with carpet
- Added custom built-in in entry way - bench and “cubby” storage
- Replaced dining room chandelier - Restoration Hardware
- Added custom bookshelf to Master bedroom
- Outdoor wind sculptures (3) - Wiford Gallery, Santa Fe, NM
- Built 2 garden boxes and added drip system
- Custom window treatments added

\*Used Interior Designer for Master Bedroom and Speakeasy (Speakeasy was featured in an interior design magazine - and won The Builders and Remodelers Association of Greater Boston (BRAGB) Gold for Most Creative/Unique Use of Space at the 2018 PRISM Awards)

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ANDERSEN  
GROUP  
REALTY

*\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.*