

# THINGS TO KNOW

51 OAK STREET, WINCHESTER

<b>ROOF</b>	2014 - 50 year architectural shingles
<b>HEAT</b>	Forced hot water, oil
<b>HOT WATER</b>	2 months old, gas
<b>INSULATION</b>	Closed cell and fiberglass
<b>HEATING &amp; COOLING ZONES</b>	5 heating zones
<b>APPROX. HEATING &amp; ELECTRIC COSTS</b>	Electric (approx. \$60-70/month), Heat (approx. half tank per month)
<b>WATER &amp; SEWER</b>	Town of Winchester
<b>SCHOOLS</b>	Elementary: Lynch; Middle: McCall; High: Winchester
<b>PARKING</b>	2 car garage plus off-street paved driveway
<b>SUMP PUMP</b>	No
<b>UPDATES SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Entire house remodeled</li><li>• Added four seasons room</li><li>• Converted steam heat to forced hot water</li><li>• Replaced roof</li><li>• Installed wraparound deck using Trex</li><li>• Sided house</li><li>• Radon system installed</li></ul>

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