

# THINGS TO KNOW

55 YALE STREET, WINCHESTER

## ROOF

Asphalt shingles - 2013

## HEAT

Natural gas - 2013

## HOT WATER

Natural gas - 2015 (6 year warranty)

## INSULATION

Blown-in insulation

## HEATING & COOLING ZONES

4 zones (central A/C)

## APPROX. HEATING & ELECTRIC COSTS/YEAR

Electric (approx. \$3600), Gas (approx. \$1600)

## WATER & SEWER

Town of Winchester

## SCHOOLS

Elementary: Vinson-Owen  
Middle: McCall  
High: Winchester

## WINDOWS

2013

## PREFERRED CLOSING DATE

Preference for later closing date and leaseback

For full information on this property, scan this code



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## UPDATES SINCE OWNERSHIP.

### **Exterior and Garage:**

- 2020 Exterior house painting, including garage and chimney.
- 2020 Replaced garage side door.
- 2020 Repointed front steps and walkway.
- 2020 WIFI-enabled patio string-lights installed.
- 2019 Rachio WIFI-enabled smart lawn sprinkler system installed.
- 2018 New Garaga garage doors installed.
- 2018 Canine Company invisible fence, including prepaid service policy through 6/2021.
- 2018 Exterior garage doors replaced with WIFI enabled sensors.
- 2018 Granite curbing installed
- 2017 Rebuilt fascia and rebuild gutters on sunroom & garage.
- 2017 Installed exterior lighting around the perimeter on WIFI enabled smart switch.
- 2017 Installed new driveway and cobblestone apron.
- 2017 Bluestone patio and outdoor kitchen, including Lynx natural gas grill and refrigerator installed.
- 2015 Installed whole-house Radon mitigation system.
- 2015 Installed new gutters on front portico and rear exterior.
- 2014 Professional landscaping and sprinkler/plant watering system.

### **System Updates:**

- 2020 Whole-house water booster system.
- 2020 New touchless kitchen faucet installed.
- 2019 Whole-house water filter.
- 2019 Rachio WIFI-enabled sprinkler controller.
- 2015 Installed new hot water heater.
- 2014 Exterior generator transfer switch.
- 2014 Wifi-enabled central heating and A/C, humidification and filtration system installed.
- 2014 American Alarm house alarm system installed.
- 2014 Whole-house plumbing and heating updated.
- 2014 Custom window treatments and blinds installed.
- 2014 Pella Windows installed.
- 2014 Gas fireplace installed.
- 2014 Blown-in insulation throughout the house from basement to 3rd floor.

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