

THINGS TO KNOW

93 SYLVESTER AVE, WINCHESTER

ROOF

Ashpalt Shingles - 10 years old

HEAT

Natural Gas on 1st and 2nd floors - 10 years old
Electric baseboard in basement

HOT WATER

Natural Gas - 10 years old

HEATING & COOLING ZONES

3 heating zones, 5 cooling zones (mini splits)

SUMP PUMP

No

INSULATION

Yes - Fiberglass

WATER & SEWER

Town of Winchester

SCHOOLS

Elementary: Lynch
Middle: McCall
High: Winchester High

PARKING

2 car off-street in paved driveway

WINDOWS

10 years old

PREFERRED CLOSING DATE

On or before November 1st

For full information
on this property,
scan this code



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UPDATES SINCE OWNERSHIP

- Home was gut renovated 10 years ago with all new systems, windows, kitchen, baths, siding, roof and insulation.
- Completely rebuilt front farmer's porch with stone and blue mist granite trim, May 2020 (~\$10K)
- Completely rebuilt back patio in 2017; 400 square feet with granite half moon steps (~\$15K)
- Installed new sod lawn in both front and backyard in spring 2020 (~\$4K)
- Purchased and installed new front and back doors and storm doors in November 2019 (~\$9K)
- Installed new ductless mini splits in 2018; 5 units, covering entire 1st and 2nd floor (\$20K)
- Purchased new fridge in June 2019 (~\$2K)
- Installed new custom door in basement at the bottom of the bulkhead (~\$2K)

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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.*