

# THINGS TO KNOW

1 WINDSONG LANE, WINCHESTER

<b>ROOF</b>	2015, Shingles GAF Timberline Architect Bark Wood
<b>FOUNDATION TYPE</b>	Poured Concrete
<b>ELECTRICAL TYPE</b>	Circuit Breakers
<b>INTERNET TYPE</b>	Fios
<b>HEAT</b>	Natural Gas, Forced Hot Water
<b>HOT WATER</b>	Natural Gas - New Tank in 2016
<b>HEATING ZONES</b>	3 Upstairs, 8 Downstairs
<b>COOLING ZONES</b>	2, Central A/C
<b>APPROX. HEATING &amp; ELECTRIC COSTS/YEAR</b>	Heat - \$2,900 Electric - \$4,611
<b>WASHER AND DRYER INCLUDED IN SALE</b>	Yes
<b>DRYER TYPE: GAS OR ELECTRIC</b>	Electric

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## INSULATION

Yes

## WATER & SEWER

Town of Winchester

## SCHOOLS

Elementary: Vinson Owen  
Middle: McCall Middle  
High: Winchester High

## PARKING

Two-car Garage, Four Spaces in Rectangle  
Drive-way, Additional Parking in Circle  
Drive-way

## EXTERIOR FEATURES

In-Ground Pool, Bluestone Patio with Built-in  
Fireplace, Sprinkler System

## SPECIFIC CLOSING DATE

Flexible

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## UPDATES SINCE OWNERSHIP

### 2020

- Added Additional Sprinkler Zone and Timer to Side of House
- Added New Flooring in Gym
- New Trim Around Doors/Floor
- Painted, Trimmed Out Basement Stairs
- Added New Light Fixtures

### 2017

- Installed New Garage Doors

### 2016

- New Hot Water Tank
- Insulated the Entire Attic
- Added New Pool Pump and Heater
- Added New Fence Around the Pool Pump/Heater and Side of Yard

### 2015

- Kitchen/Family Room Renovation
- New Circle Drive-way, New Front Steps, New Bluestone Walk-ways
- Electrical Re-wired in House from Aluminum to Copper
- Painted ENTIRE Interior of the Home
- Sanded and Re-finished ALL Hardwood Flooring
- New Roof
- New A/C Unit, Added Additional Zone

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