

# THINGS TO KNOW

125 WASHINGTON STREET, WINCHESTER

<b>ROOF</b>	1-Year old, Asphalt shingles
<b>UTILITY PROVIDERS</b>	National Grid, Eversource
<b>HEATING SYSTEM</b>	5-Years old, American Standard High-Efficiency gas system with whole house humidifier, Two zones
<b>A/C SYSTEM</b>	Central, Two zones
<b>HOT WATER</b>	Rinnai Ultra Series on-demand tankless water heater - gas
<b>WINDOWS</b>	5-Years old
<b>HEATING AND ELECTRIC COSTS</b>	Approx. \$4,200 per year - includes hot tub
<b>WATER/SEWER</b>	Town of Winchester
<b>WASHER AND DRYER</b>	Not included, Electric dryer
<b>PARKING</b>	Two off-street spaces
<b>FOUNDATION TYPE</b>	Fieldstone/Basement
<b>ELECTRICAL</b>	Upgraded 220 volt electric
<b>SCHOOLS</b>	Lincoln Elementary School McCall Middle School Winchester High School

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