

# THINGS TO KNOW

201 WASHINGTON STREET, WINCHESTER

## ROOF

Back roof (above in-law suite area) was replaced within 4 years

## HEAT

Gas - Updated heating system (HVAC) installed in 2016

## HOT WATER

Installed in 2016, direct vent water tank

## HEATING & COOLING ZONES

2 heating zones, 2 cooling zones (central A/C)

## APPROX. HEATING & ELECTRIC COSTS/YEAR

Gas - \$166/month (~\$2,000/year)  
Electric - \$120/month (\$1,440/year)

## UTILITY PROVIDERS

National Grid for electric  
Eversource for gas

## INSULATION

Yes

## WATER & SEWER

Town of Winchester

## SCHOOLS

Elementary: Lincoln  
Middle: McCall  
High: Winchester High

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on this property,  
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## **PARKING**

Assigned parking  
3 spaces plus garage

## **OWNER OCCUPANCY**

2 units, both owner occupied

## **CONDO FEE**

No fees, as needed, informal basis

## **LAUNDRY**

In unit, located in the Master BR

## **UPDATES SINCE OWNERSHIP**

- Complete renovation to the 1st floor including new kitchen, new 1st floor and 2nd floor bathroom, and fireplace
- Updated electrical and plumbing
- Updated landscaping (bushes, shrubs, new trees)
- Brand new fence installed on Eaton Street side of front lawn in 2020

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