

THINGS TO KNOW

4 MADISON AVENUE, WINCHESTER

ROOF	Shingles
FOUNDATION	Field stone and concrete
ELECTRICAL	200 AMP
UTILITY PROVIDERS	Eversource and National Grid
HEATING SYSTEM	Forced air, Carrier furnace installed 2/2013 1 zone
AIR CONDITIONING	Central air, 1 zone
HOT WATER	Raheem Performance, installed 1/2020
WATER/SEWER	Town of Winchester
UTILITY COSTS	National Grid: Approx. \$1,441/Year Eversource: Approx. \$4,128/Year
INSULATION	Yes
LAUNDRY	Included, Electric dryer
PARKING	4 Off-street parking
SCHOOLS	Lincoln Elementary School McCall Middle School Winchester High School

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IMPROVEMENTS MADE BETWEEN 2013-2020

- Expanded and reconfigured kitchen including raising the ceiling, new floors, new cabinetry, custom built-in storage, new top of the line appliances, custom drawer organization, USB electrical outlets for charging devices and new windows
- New family room adjacent to kitchen
- Reconfigured the flow between the dining room and kitchen
- New half bath on first floor
- New mudroom complete with cubbies and shoe storage
- New full length closet in mudroom
- New storage closet off mudroom with interior electrical outlets
- Custom trim throughout remodeled spaces to mirror the home's original woodwork detail
- Converted to a forced air, gas furnace
- Added central A/C throughout the home
- New hot water heater
- Created a paved driveway
- New wrap-around deck and back porch with elongated welcoming steps which lead to a new stone patio
- Added a custom fence
- New 200 AMP electrical box
- New additional lally columns in the basement
- Front porch re-framed

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