

THINGS TO KNOW

34 FRANKLIN ROAD, WINCHESTER

ROOF

Asphalt shingles

ELECTRICAL

220V with two 200 Amp breaker boxes

HEATING SYSTEM

Forced air, Natural gas, 2 Zones

AIR CONDITIONING

Central air, 2 Zones

HOT WATER TANK

On-demand, Tankless

HEATING AND ELECTRIC COSTS Approx. \$3,000 per year

WATER/SEWER

Town of Winchester

INSULATION

Fiberglass, Spray foam

UTILITY PROVIDERS

Eversource, National Grid

WINDOWS

Old construction 2010; addition to the house 2016; basement 2021

PARKING

2-Car garage, 2 Off-street spaces

WASHER/DRYER

Included, Electric dryer

SCHOOLS

Lincoln Elementary School
McCall Middle School
Winchester High School

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