

THINGS TO KNOW

124 HIGHLAND AVE, WINCHESTER

ROOF

Asphalt/Fiberglass Shingles - 2008

HEAT

Natural gas

HOT WATER

Natural gas - 45 gallon tank, new in 2019

HEATING & COOLING ZONES

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

APPROX. HEATING & ELECTRIC COSTS/YEAR

Approximately \$531/month in 2021

INSULATION

Insulation added when all renovations were completed (kitchen, bathrooms, right side house)

WINDOWS

Original - LR, FR, Foyer, 2 bedrooms on 2nd floor, 3rd floor "loft area"
New - Kitchen, all bathrooms, Master Bedroom, Bedroom on 3rd floor

WATER & SEWER

Town of Winchester

UTILITIES

Eversource - Electric, National Grid - Gas, Verizon

WASHER & DRYER

Dryer is gas, both included in sale

SCHOOLS

Elementary: Muraco
Middle: McCall
High: Winchester High

PARKING

Detached 2-car garage
4 off-street in paved driveway

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UPDATES SINCE OWNERSHIP

INTERIOR

- Renovated 2nd floor bath with marble countertop, flooring and new window (2014)
- Added 3rd floor custom bath with custom cabinetry and storage options and new window (2014)
- Electrical upgraded; all knob and tube has been removed (2018)
- New window installed in 3rd floor bedroom
- Added new master bath with walk-in custom closet and new windows (2010)
- New windows in master bedroom
- Added custom bookshelves in 2nd floor foyer (2010)
- Added central a/c (2011)
- New carpeting on stairs (all 3 floors)(2021)
- Chimney work (2019) - relined and repointed; LR fully operations and ready for wood burning or insert; FR never meant for wood-burning but ready for insert if desired
- New dishwasher (2021)
- New Gaggenau stove
- New inset lights (study area - 2nd floor)
- Refinished 3rd floor guest bedroom
- Put in new floor in 3rd floor study area
- New water heater (2019)
- New washer/dryer
- All rooms freshly painted
- Installed new ceiling light fixtures - all rooms and foyers

EXTERIOR

- Added bluestone back patio and masonry stone wall with decorative low voltage lighting (2016)
- Added granite curbing (2017)
- New gutters (2019)
- New bluestone front walk (2019)
- Replaced clapboard on left and right side of house
- Extensive tree work
- Repaved driveway, added space for car and/or turnaround (2016)
- Chimney work (2019)



**Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.*

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