

THINGS TO KNOW

23 POND ST - UNIT 23, WINCHESTER

AGE & MATERIAL OF ROOF	Asphalt/Fiberglass Shingles, 2011
APPROX. HEATING & ELECTRIC COST	Heating - \$800, Electricity - \$1,500
AGE & TYPE HEATING SYSTEM	Gas, 2011
TYPE OF HOT WATER	Gas, 2020
INSULATION	Yes
WASHER & DRYER	Laundry in unit, electric
GARAGE	2 car garage
HEATING ZONES, COOLING ZONES & AC	2 Heating Zones, 2 Cooling Zones, Central AC
SEWER & WATER	Town of Winchester
UTILITIES	National Grid - Gas, Eversource - Electricity
SCHOOL DISTRICTS	Elementary: Vinson-Owen Middle: McCall High School: Winchester High School
UNITS OCCUPIED	3 units, all owner occupied
CONDO FEES	\$484 per month. Master insurance, exterior maintenance, road maintenance, landscaping, snow removal, trash removal.
UPDATE SINCE OWNERSHIP	<ul style="list-style-type: none">• Installed shoe closet in the basement• Installed Radon mitigation system• Installed hardwood floor for first floor master bedroom, and entire second floor

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