

# THINGS TO KNOW

31 EDWARD DR - UNIT 31, WINCHESTER

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| <b>AGE &amp; MATERIAL OF ROOF</b>            | Asphalt shingle, 6 years old   |
| <b>APPROX. HEATING &amp; ELECTRIC COST</b>   | Approximately \$3,200 per year   |
| <b>AGE &amp; TYPE HEATING SYSTEM</b>         | Electric heat pump, 5 years old  |
| <b>TYPE OF HOT WATER</b>                     | Should be Electric, 80 gallon hot water heater, 5 years old                      |
| <b>INSULATION</b>                            | Cellulose, fiberglass and foam - updated with certificate of insulation in 2017  |
| <b>WASHER &amp; DRYER</b>                    | Laundry in unit, electric  |
| <b>GARAGE</b>                                | 1 car garage, 3 Off-Street   |
| <b>HEATING ZONES, COOLING ZONES &amp; AC</b> | 2 Heating Zones, 2 Cooling Zones, Central AC                                     |
| <b>SEWER &amp; WATER</b>                     | Town of Winchester   |
| <b>UTILITIES</b>                             | Eversource   |
| <b>SCHOOL DISTRICTS</b>                      | Elementary: Vinson-Owen<br>Middle: McCall<br>High School: Winchester High School |
| <b>WASHER &amp; DRYER</b>                    | Yes, electric washer and dryer purchased and installed new in 2020               |

For full information  
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## **CONDO FEES**

\$552/month which covers everything on the outside of the building except the windows and heat pump systems. The condo fees cover:

- Building envelope siding and painting
- Roofs and driveways
- Landscaping, watering/automatic sprinklers and tree trimming
- Snow and trash removal
- Master insurance policy on the buildings

## **UPDATE SINCE OWNERSHIP**

- Added bathroom downstairs in 2008
- Completely renovated kitchen in 2014

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