

THINGS TO KNOW

42 CABOT ST, WINCHESTER

AGE & MATERIAL OF ROOF Asphalt, shingle and metal

FOUNDATION Concrete

AGE & TYPE OF HEATING SYSTEM Gas, approx. 2002-2004

AGE & TYPE OF HOT WATER TANK Gas, approx. 2002-2004

INSULATION Yes, blown-in and fiberglass

WATER & SEWER City of Winchester

WASHER & DRYER Included in sale

HEATING ZONES 4 Zones

COOLING ZONES 3 Zones

CENTRAL AC Yes

UTILITIES USED Eversource
National Grid

SCHOOL DISTRICTS Lynch
McCall
Winchester

PARKING 2 Car Garage, 6 Off-Street

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UPDATES SINCE OWNERSHIP

- New lighting
- Paint
- Removed giant evergreen near house
- Planted and regenerated garden beds throughout
- Expanded grass in backyard
- Refinished wood floors (living, dining)
- Living room updated with antique English sconces
- Landscape architect designed bluestone patio and extensive backyard landscaping
- New 11' French doors from living room to backyard
- Kitchen renovation including new white oak floors
- 7' white rhino marble island and marble backsplash
- Fully renovated powder room with new Ann Sacks tile, fixtures, Schoolhouse lighting
- Expanded entrance from kitchen to living room to open up the rooms
- Master bedroom: Removed engineered wood and replaced with new birch floors
- Renovated master bath: New double vanity, sinks, toilet, mirror, light
- Bathroom: Added shower and tile, new mirror and lighting

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