

# THINGS TO KNOW

380 HIGHLAND AVE, WINCHESTER

<b>AGE &amp; MATERIAL OF ROOF</b>	Asphalt and rubber
<b>FOUNDATION</b>	cement/poured
<b>TYPE OF ELECTRICAL</b>	220 Amp
<b>AGE &amp; TYPE HEATING SYSTEM</b>	Gas
<b>TYPE OF HOT WATER</b>	Gas
<b>INSULATION</b>	Yes, Blown in (cellulose) and fiberglass
<b>SUMP PUMP</b>	Yes
<b>ELECTRIC &amp; HEATING COST</b>	Electric \$1,268.47 / Gas \$2,096.83
<b>HEATING, COOLING ZONES AND AC</b>	5 Heating Zones, 1 Cooling Zone, A/C
<b>SEWER &amp; WATER</b>	Town of Wincehster
<b>UTILITIES</b>	National Grid / Eversource
<b>SCHOOL DISTRICTS</b>	Grade School: Lincoln Middle School: McCall High School: Winchester
<b>PARKING</b>	2 Off-Street
<b>LAUNDRY &amp; DRYER</b>	Electric, Included in the sale

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\*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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## UPDATE SINCE OWNERSHIP

- New kitchen 2001
- New fence 2019
- New asphalt roof 2019
- New patio, garden renovation
- Updated to 200 electrical
- Updated master bath completely
- Updated, 2nd floor bath
- New shutters
- New gutters
- Updated irrigation system
- New front door
- California Closet installation master bedroom, basement storage, new bulkhead
- New Anderson sliders in Florida room, all floors stained and refinished 2014, chimney lined

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