

# THINGS TO KNOW

36 EDWARD DRIVE, U:36, WINCHESTER

<b>AGE &amp; MATERIAL OF ROOF</b>	Asphalt shingle
<b>TYPE HEATING SYSTEM</b>	Electric
<b>AGE &amp; TYPE OF HOT WATER</b>	Electric, RHEEM tank, 2018
<b>INSULATION</b>	Yes
<b>HEATING ZONES, COOLING ZONES &amp; AC</b>	2 heating zones, 2 cooling zones, Central AC
<b>HEATING AND ELECTRIC COSTS PER ANNUM?</b>	Approx \$4,000
<b>SEWER &amp; WATER</b>	Town of Winchester
<b>UTILITIES</b>	Eversource
<b>SCHOOL DISTRICTS</b>	Grade School: Vinson Owen Middle School: McCall High School: Winchester
<b>PARKING</b>	1 Car Attached Garage, 3 Off-Street
<b>CONDO FEES</b>	\$663/mo. Trash, snow removal, garbage, landscaping, building exterior maintenance and irrigation
<b>LAUNDRY &amp; DRYER</b>	Electric, included in sale
<b>UPDATE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Updated kitchen</li><li>• Updated 3 bathrooms</li><li>• New hardwood floors</li><li>• Updated lighting</li><li>• Additional electrical circuit breakers and appliances</li></ul>

For full information  
on this property,  
scan this code



ANDERSEN  
GROUP  
REALTY

**kw** BOSTON  
NORTHWEST  
KELLERWILLIAMS. REALTY

*\*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.*