

THINGS TO KNOW

33 FELS ROAD, WINCHESTER

AGE & MATERIAL OF ROOF	2 years, Asphalt/Fiberglass Shingles
FOUNDATION	Concrete and stone
TYPE OF ELECTRICAL	200 Amp
UTILITY PROVIDER	Eversource electric; Townsend Oil Comcast
AGE & TYPE HEATING SYSTEM	Oil, Burnham boiler system
TYPE OF HOT WATER	Oil
INSULATION	Yes
SUMP PUMP	Yes
HEATING AND ELECTRIC COSTS PER ANNUM?	Oil: ~\$4,500; electric:~\$1,500
HEATING & COOLING ZONES	4 Heating, 3 Cooling
DRYER	Electric, included in sale
SEWER & WATER	Town of Winchester
SCHOOL DISTRICTS	Grade School: Muraco Middle School: McCall High School: Winchester High School

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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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UPDATES

- Near total renovation circa
- Exterior and interior paint circa, ceiling and skylights and family room and half bath
- Fireplace stone work
- Office with built in shelving and cabinets
- Front hall with tile flooring
- Living room ceiling raised, living room
- Master bedroom suite with bath, additional closet
- New laundry
- 3 other bedrooms ceilings raised
- Basement painted
- Also, extensive landscaping and tree/shrub removal and trimming
- Chimneys/flues all cleaned

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