

# THINGS TO KNOW

## 8 HANCOCK ST, WINCHESTER

<b>AGE &amp; MATERIAL OF ROOF</b>	Asphalt, 8 years
<b>FOUNDATION</b>	Poured Concrete
<b>APPROX. HEATING AND ELECTRIC COSTS</b>	Approx Estimated \$3500
<b>TYPE HEATING SYSTEM</b>	Gas; Burnham Boiler installed Nov 2010
<b>TYPE OF HOT WATER</b>	Gas; June 2022
<b>INSULATION</b>	Fiberglass and Foam Insulation
<b>SUMP PUMP</b>	Yes
<b>UTILITY PROVIDER</b>	Eversource & National Grid
<b>HEATING, COOLING ZONES</b>	2 Heating zones, 3 Cooling zones
<b>SEWER &amp; WATER</b>	Town of Winchester
<b>WASHER / DRYER</b>	Gas Dryer, included in sale
<b>SCHOOL DISTRICTS</b>	Grade School: Muraco Middle School: McCall High School: Winchester
<b>PARKING</b>	2 Car Garage, 4 Off-Street
<b>UPDATE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Refinished Hardwood floors (1st and 2nd floor)</li><li>• Refinished wood floor in 3rd floor bedroom</li><li>• Covered Plaster with blueboard (all 3 floors) Opened dining room to kitchen - this item and above completed circa 2007 to 2008</li><li>• Complete Kitchen Renovation</li><li>• Complete 1st Floor Bathroom renovation</li><li>• Complete 2nd Floor Bathroom renovation</li><li>• Attic space renovation to 5th bedroom area - these items completed circa 2009 to 2011</li><li>• Painted Exterior twice</li><li>• Replaced asphalt roofing - 2014</li><li>• Replaced Boiler 2010</li><li>• Replaced Water Heater 2022</li></ul>

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