

THINGS TO KNOW

5 PARTRIDGE LANE WINCHESTER

FEATURES OF THE HOUSE

- Oversized lot (.73 acres)
- Cul de Sac
- Flat backyard
- Solar panels have supplied current owners 100% of their energy needs. Panels are owned, not leased. Since installation in 2013, the current homeowners have earned \$14,455.21 in Solar Renewable Energy Certificate (SREC) income from the state of Massachusetts. The SREC program transfers with ownership, and certificates (sold automatically and deposited in the homeowner's bank account) will continue to accrue. Panels are not viewable from the street. Meter runs forward when energy is consumed and runs backward when energy is produced. The system is located in the laundry room.
- Potential for a first-floor bedroom. The room with white fireplace has the potential to be converted to a bedroom as it has a closet, pocket doors and the first-floor bathroom has plumbing for a shower.
- Pocket doors throughout the first floor.
- Mini-splits in the family room and dining/office are heat pumps - installed in 2017 - runs off electricity from solar panels for heating and cooling.
- California closets in the primary bedroom walk-in closet, in the second floor laundry room and front hall closet.
- 2 car garage spacious and heated.
- Sprinkler system with Rachio smart controller via Wi-Fi
- Rubbermaid shed on side of the house is included in sale.
- View of Boston skyline
- Tennessee Gas Pipeline runs through the side yard. There is an easement of 15 feet on either side and requires that it remains clear of trees and large bushes for which they prune trees and re-seed at own expense.
- Due to high elevation, a water pump was installed to increase the water pressure.

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KEY IMPROVEMENTS DURING OWNERSHIP

- 2004: New roof, new siding on the west side of the house, new electrical panel, new shutters: extra insulation, soffit vents and replacement windows in the attic; re-lining/repointing the masonry chimney (wood burning, we have not used it in years but believe it is in good working condition).
- 2004: Tennis court removed and backyard landscaped; sprinkler system installed in the backyard.
- 2005: Family room was gut renovated - new floor, fireplace, built-ins, windows, baseboards, walls.
- 2007: Central Air Conditioning installed
- 2015: Solar panels purchased and installed
- 2016: First floor and primary bathrooms were gut renovated, tile in the front hall, french doors in dining/office, gut renovation of first-floor sitting room/bedroom, replacement windows in basement and garage, Pella wood replacement windows on 2nd floor installed.
- 2017: California Closet in the front hall, primary walk-in and storage room, new composite decking installed, Study at front of the house renovated with hardwood floor and new window. Mini-split Air Conditioning/heat pump in the family room and dining room
- 2017: Driveway replaced
- 2018: New garage doors and smart garage door openers
- 2020: Interior garage door replaced, water heater replaced, water pump replaced
- 2021: new flooring in basement

FEATURES OF NEIGHBORHOOD

- Vinson-Owen Elementary School - Newly Rebuilt
- Close proximity to Winchester Swim and Tennis
- Close proximity to Wright Locke farm
- Close proximity to Whipple Hill Conservation area
- Easy Access to Rt 2, Rt 128 and Rt 93
- Easy Access to Winchester, Arlington, and Lexington centers

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