

THINGS TO KNOW

9 CRESCENT ROAD, WINCHESTER

AGE & MATERIAL OF ROOF	Approx. 15 years, asphalt shingles.
FOUNDATION	Mortared field stone, family room is poured concrete with fieldstone veneer
TYPE OF ELECTRICAL	110 Volt, 100 Amp
UTILITY PROVIDER	Eversource, National Grid, Comcast, Alliance Express (oil)
AGE & TYPE HEATING SYSTEM	4 year old oil burning furnace; Steamed heat
AGE & TYPE OF HOT WATER	Approx. 6 years old, 50 gallon gas hot water tank
INSULATION	Fully insulated - cellulose sprayed wall cavity; fiberglass in part; Batts in attic
APPROX. UTILITY COSTS	Heating - \$2,800. Electricity - \$1,500
HEATING ZONES	3 heating zones
DRYER AND WASHER	Both gas dryer and washer are included in sale
SEWER & WATER	Town of Winchester
EXCLUSIONS	Waterford chandelier in the dining room
SCHOOLS	Grade School: Lincoln School Middle School: McCall High School: WHS
SUMP PUMP	No

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UPDATES DURING OWNERSHIP

- Family room addition off the kitchen
- Kitchen first expanded and renovated in 1984; subsequently updated in 2018
- Updated heating system, approx. 4 years old
- Hot water tank, approx. 6 years
- Half bath added on the 1st floor
- Bedroom on the second floor was converted to a large bathroom.
- Small bathroom on the second floor was converted to a storage/laundry room
- Installation of garage door opener operating remotely from cars and switch inside the house side door
- Construction of a stone wall along the driveway and bluestone walkways
- Outdoor Patio
- Landscaping
- Outdoor lighting

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