

THINGS TO KNOW

34 EDWARD DRIVE, WINCHESTER

AGE & MATERIAL OF ROOF	Asphalt Shingles; Upper roof - 2008, Garage roof 2017
AGE & TYPE OF HEATING SYSTEM	Brand new heat pump in 2023
AGE & TYPE OF HOT WATER TANK	10 years old, 80-gallon electric tank with leak detector and auto shut off
INSULATION	Polar Wrap - New in 2023
HEATING & ELECTRIC COSTS PER ANNUM	Approx. \$2700
HEATING & COOLING ZONES, AC	2 Heating zones, 2 Cooling zones, Central A/C
WATER AND SEWER UTILITIES	Town of Winchester Eversource
SCHOOL DISTRICTS	Grade School: Vinson-Owen Middle School: McCall High School: Winchester High
CONDO FEE	\$850/month - Roof, structure, underground utilities, irrigation, exterior building maintenance, landscaping, lawn care, snow removal, refuse removal, management fee
SPECIAL ASSESSMENT	Yes - for completion of building envelope project, driveway and mailbox replacements. Assessment to be paid by seller.
INCLUSIONS/EXCLUSIONS	Pool table and custom office furniture in lower level to be included in sale
UPDATES	<ul style="list-style-type: none">• NEW heat pump system (both condensers and air handlers) installed in August, 2023• Completely new exterior envelope in 2023 including Polar Wrap insulation, new gutters and downspouts• Complete kitchen remodel in 2010 with bay window, new cabinets, granite countertops, stainless steel appliances, tile floor, recessed ceiling lighting, under cabinet lighting and cable TV connection

