

THINGS TO KNOW

17 RUSSELL ROAD, WINCHESTER

MATERIAL OF ROOF	ASPHALT SHINGLES
FOUNDATION TYPE	CONCRETE FOUNDATION
TYPE OF ELECTRICAL	<ul style="list-style-type: none">• 120/240 VOLTS: 100 AMPS• CIRCUIT BREAKER PANEL WITH SUBPANEL IN BASEMENT• 120 VOLT CIRCUITS: COPPER WIRE• 240 VOLT CIRCUITS: ALUMINUM WIRE
UTILITY PROVIDERS	EVERSOURCE (ELECTRIC) AND NATIONAL GRID (GAS)
AGE & TYPE OF HEATING SYSTEM	CARRIER HIGH EFFICIENCY VARIABLE SPEED GAS FURNACE 96% AFUE, INSTALLED 11/2019
AGE & TYPE OF HOT WATER TANK	40-GALLON NATURAL GAS WATER HEATER WITH A 10-YEAR WARRANTY INSTALLED 10/2023
ENERGY FEATURES	PROGRAMMABLE THERMOSTAT, INSULATED WINDOWS
APPROX. GAS COST	\$1450/YEAR
APPROX. ELECTRIC COST	\$2200/YEAR
HEATING ZONE	ONE HEATING ZONE
COOLING ZONE	ONE COOLING ZONE, CENTRAL AC
SEWER/WATER	CITY/TOWN WATER AND SEWER UTILITIES
WASHER AND DRYER	GAS DRYER, BOTH INCLUDED IN SALE
UPDATES	<ul style="list-style-type: none">• NEW WATER HEATER• NEW FURNACE• NEW REFRIGERATOR• ASBESTOS REMOVAL FROM BASEMENT (2019)• LEVELED FRONT ENTRYWAY• EXTENSIVE LANDSCAPING• DE-LEADED IN 2018 (NOT UNDER OUR OWNERSHIP)