

THINGS TO KNOW

46 FELLS ROAD, WINCHESTER

MATERIAL OF ROOF	ASPHALT SHINGLES, HIP ROOF (2018), ROOF OVER GREAT ROOM AND GARAGE (2013)
FOUNDATION TYPE	POURED CONCRETE
TYPE OF ELECTRICAL	200 AMP SERVICE CIRCUIT BREAKERS, TESLA EV CHARGING STATION
UTILITY PROVIDERS	EVERSOURCE FOR ELECTRIC, OIL FROM FAWCETT
TYPE OF HEATING SYSTEM	OIL - FURNACE (2013), BASEBOARD HEAT
AGE OF HOT WATER TANK	HOT WATER TANK (2013)
INSULATION	MAIN HOUSE IS FIBERGLASS, NEW CONSTRUCTION IS SPRAY FOAM
ENERGY FEATURES	NEST PROGRAMMABLE THERMOSTATS THROUGHOUT HOUSE, AND DOUBLE PANE WINDOWS THROUGHOUT HOUSE
APPROX. HEATING COST	\$2,000/YEAR
APPROX. ELECTRIC COST	\$3,600/YEAR (INCLUDES CAR CHARGING)
HEATING ZONE	7 HEATING ZONES
COOLING ZONE	3 COOLING ZONES, CENTRAL AC
WASHER AND DRYER	ELECTRIC DRYER, BOTH INCLUDED IN THE SALE
OTHER FEATURES	<ul style="list-style-type: none">• PATIO, SPRINKLER SYSTEM• CUSTOM STONE FIREPLACE• TWO MASTER SUITES, ONE ON MAIN FLOOR AND ONE ON SECOND FLOOR• CUSTOM KITCHEN WITH GRANITE COUNTERTOPS• CUSTOM CABINETRY• INDUCTION STOVE WITH POT FILLER
UPDATES	<ul style="list-style-type: none">• MAJOR RENOVATION IN 2013, ADDED EXTENSION AND 1,200 SQUARE FEET• KITCHEN COMPLETE RENOVATION IN 2008• PATIO ADDED IN 2010