

# THINGS TO KNOW

18 GRANT ROAD, WINCHESTER

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, Age is 2 Years
<b>HEAT &amp; COOLING ZONES</b>	2 Heat Zones, 2 Cooling Zones
<b>HEATING SYSTEM</b>	Central Heat, Forced Air, Propane, Age is 2 Years
<b>HOT WATER</b>	Propane Gas, Tankless
<b>WATER AND SEWER</b>	Town of Winchester
<b>SCHOOL DISTRICTS</b>	Elementary: Muraco Elementary School Middle School: McCall Middle School High School: Winchester High School
<b>UTILITY CONNECTIONS</b>	for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup
<b>UTILITY PROVIDERS</b>	Eversource - Electric, Xfinity - Cable
<b>ENERGY FEATURE</b>	Insulated Windows
<b>ELECTRIC</b>	110 Volts, 220 Volts, Circuit Breakers, 200 Amps
<b>FLOORING</b>	Wood, Vinyl, Wall to Wall Carpet
<b>INSULATION</b>	Full, Fiberglass
<b>FIREPLACE</b>	1
<b>FOUNDATION</b>	Poured Concrete
<b>CONSTRUCTION</b>	Frame, Modular
<b>INTERIOR FEATURES</b>	Walk-up Attic, Internet Available - Broadband
<b>EXTERIOR FEATURES</b>	Deck, Patio, Gutters
<b>PARKING</b>	2 Off-Street Parking Spaces
<b>GARAGE</b>	2 Garage Spaces
<b>APPLIANCES INCLUDED IN SALE</b>	Disposal, Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR
<b>OTHER HOME FEATURES</b>	<ul style="list-style-type: none"><li>• Electric Coil Heated Driveway and Walkway</li><li>• Walkout Basement</li><li>• 2-Level Lot</li><li>• Boundary Walls Mark Property Line</li></ul>
<b>UPDATES MADE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Heated Driveway</li><li>• Heated Walkway</li><li>• Fully Finished Basement</li></ul>

*\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.*