

THINGS TO KNOW

232 HIGH STREET, WINCHESTER

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT AND COOLING ZONES	5 Heat Zones, 5 Cooling Zones
HOT WATER	Natural Gas, Tank, Age is 3 years
WATER AND SEWER	Town of Winchester
FIREPLACE	2 Fireplaces
ELECTRIC	220 Volts
CURRENT UTILITY PROVIDERS	National Grid (Gas), Eversource/Winpower (Electric)
HEATING AND ELECTRIC COSTS	Approx. \$6,000 per year
SCHOOL DISTRICTS	Elementary School: Vinson-Owen Elementary School Middle School: McCall Middle School High School: Winchester High School
CONSTRUCTION	Frame
FLOORING	Wood, Tile, Wall to Wall Carpet
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Generator Connection
INSULATION	Full, Cellulose - Sprayed, Fiberglass - Loose
ENERGY FEATURES	Insulated Windows, Backup Generator
INTERIOR FEATURES	Central Vacuum, Cable Available, Sauna/Steam/Hot Tub, Wetbar, Finish - Cement Plaster, French Doors, Wired for Surround Sound, Internet Available - Broadband, Internet Available - DSL, Internet Available - Fiber-Optic
EXTERIOR FEATURES	Deck, Patio, Professional Landscaping, Sprinkler System, Decorative Lighting, Stone Wall
PARKING	3 Car Attached Garage with 2 EV Chargers (Tesla and ChargePoint)
APPLIANCES INCLUDED IN SALE	Range, Dishwasher, Disposal, Microwave, Indoor Grill, Refrigerator, Freezer, Washer, Dryer, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vacuum System, Vent Hood, Range - ENERGY STAR
PREFERRED CLOSING DATE	September 2024

**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.*