

THINGS TO KNOW

9 BLOSSOM HILL ROAD, WINCHESTER

AGE OF ROOF	4 years
HEAT & COOLING ZONES	1 Heat Zone, 1 Cooling Zone, Central Air
AGE OF HEATING SYSTEM	1 Year
HOT WATER	Electric
WATER AND SEWER	Town of Winchester
FIREPLACE	1 Fireplace
CURRENT UTILITY PROVIDERS	Verizon (Cable), Eversource (Electric)
SCHOOL DISTRICTS	Elementary School: Vinson-Owen Middle School: McCall Middle School High School: Winchester High School
FLOORING	Wood, Vinyl
UTILITY CONNECTIONS	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection
INSULATION	Full
INTERIOR FEATURES	Cable Available, Whole House Fan, Internet Available - Fiber-Optic
EXTERIOR FEATURES	Porch, Deck, Deck - Composite, Patio, Gutters, Professional Landscaping, Decorative Lighting, Screens, Fenced Yard, Stone Wall
AREA AMENITIES	Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, House of Worship, Private School, Public School
GARAGE	2 Garage Spaces
APPLIANCES INCLUDED IN SALE	Disposal, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vent Hood, Range - ENERGY STAR
PREFERRED CLOSING DATE	ASAP/Standard Closing
UPDATES MADE SINCE OWNERSHIP	<ul style="list-style-type: none">• Complete Gut Renovation 2023• New Electrical, Plumbing, HVAC, Water Heater and Appliances• New 3/4" Oak Wood Flooring in Main Floor and Bedrooms• New Electric Fireplace• LVP Flooring in Basement and Sunroom• Heat and Cooling Added to the Basement and Sunroom• Expansive Deck with Patio and Built-in Outside Kitchen with Grill Built-in

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