

# THINGS TO KNOW

171 SWANTON STREET - UNIT 33, WINCHESTER

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles, 5 years
<b>HEAT &amp; COOLING ZONES</b>	1 Heat Zone, 1 Cooling Zone, Central Air
<b>TYPE &amp; AGE OF HOT WATER</b>	Electric, Tank, 5 years
<b>UTILITY PROVIDERS</b>	Eversource - Electric, Verizon - Phone, Comcast - Cable
<b>HEATING &amp; ELECTRIC COSTS</b>	Approx. \$2,000 per year
<b>UTILITY CONNECTIONS</b>	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup
<b>FIREPLACE</b>	1 Fireplace
<b>WATER &amp; SEWER UTILITIES</b>	Town of Winchester
<b>SCHOOL DISTRICTS</b>	Elementary: Lynch Elementary School Middle School: McCall Middle School High School: Winchester High School
<b>ELECTRIC</b>	110 Volts, Fuses, Circuit Breakers
<b>INSULATION</b>	Full
<b>FLOORING</b>	Wood, Tile, Laminate
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Poured Concrete, Slab
<b>ENERGY FEATURES</b>	Insulated Windows, Storm Windows, Insulated Doors, Storm Doors
<b>INTERIOR FEATURES</b>	Cable Available, Finish - Sheetrock, Internet Available - Broadband, Internet Available - DSL, Internet Available - Fiber-Optic
<b>EXTERIOR FEATURES</b>	Patio, Pool - Inground, Tennis Court, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens
<b>PARKING</b>	1 Carport and 1 Non-Tandem Parking Spot
<b>AREA AMENITIES</b>	Public Transportation, Shopping, Swimming Pool, Tennis Court, Highway Access, House of Worship, Public School, T-Station
<b>APPLIANCES INCLUDED IN SALE</b>	Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Dryer - ENERGY STAR, Vent Hood

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<b>HOMEOWNER ASSOC. FEE &amp; INCLUSIONS</b>	\$444 - Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Reserve Funds, Clubhouse, Additional Parking Space
<b>MANAGEMENT</b>	Professional - Off Site
<b>CONDO MGMT. COMPANY</b>	Crowninshield Management Company
<b>DOCUMENTS IN HAND</b>	Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance
<b>ASSOCIATION POOL</b>	Yes
<b>PETS ALLOWED</b>	Yes
<b>PREFERRED CLOSING DATE</b>	October 2024
<b>UPDATES MADE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Brand New HVAC System with 2-Year Warranty</li><li>• Heat Pump, 2024</li><li>• Dryer, 2021</li><li>• Painting, 2021</li><li>• Water Heater, 2019</li><li>• 2nd level and Stairway flooring, 2017</li><li>• Range, 2013</li><li>• 1st level flooring, 2009</li><li>• Washer, 2005</li></ul>