

THINGS TO KNOW

5 ALBEN STREET, WINCHESTER

MATERIAL & AGE OF ROOF	Asphalt/Fiberglass Shingles, 2 years
HEAT & COOLING ZONES	3 Heat Zones, Windows AC
TYPE & AGE HOT WATER	Natural Gas, Tank, 4 years
UTILITY PROVIDERS	Eversource - Electric, National Grid - Gas, Verizon Fios
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection
ELECTRIC	110 Volts, 220 Volts, Circuit Breakers
HEATING & ELECTRIC COSTS	Gas = \$1758 (2023), Gas = \$1424 (Jan-Nov 2024); Electric = \$1249 (2023), Electric = \$1454 (Jan-Nov 2024)
FIREPLACE	1
SCHOOL DISTRICTS	Elementary School: Muraco Elementary School Middle School: McCall Middle School High School: Winchester High School
WATER & SEWER UTILITIES	Town of Winchester
AREA AMENITIES	Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete, Fieldstone
INSULATION	Full, Fiberglass, Blown In, Mixed, Cellulose - Fiber, Fiberglass - Batts
FLOORING	Wood, Tile, Hardwood
INTERIOR FEATURES	Cable Available, Walk-up Attic, Finish - Sheetrock, French Doors, Internet Available - Broadband, Internet Available - DSL, Internet Available - Fiber-Optic, Internet Available - Satellite
EXTERIOR FEATURES	Porch, Deck, Deck - Composite, Balcony, Gutters, Screens, Fenced Yard, Garden Area
ENERGY FEATURES	Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat
PARKING	3 Off-Street Parking Spaces, 1 Detached Garage Space
APPLIANCES INCLUDED IN SALE	Range, Disposal, Microwave, Dryer, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR

**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.*

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OTHER HOME FEATURES

- Painted Exterior (2023-2024)
- Painted Interior (2022-2024)
- Original Main Water Line to Street Replaced with Copper

UPDATES MADE SINCE OWNERSHIP

- Added 4th bedroom over Garage (2000)
- Front Storm Door, Backyard Drainage System (2004)
- Walk & Driveway Pavers and Trees (2006)
- Remodel 3 Bathrooms
- Boiler (2007)
- Kitchen (2010)
- Triple Pane Windows (2018)
- Fence & Yard, Basement Windows (2020)
- Upstairs & Downstairs Decks (2021)
- New Roof (2022)