

THINGS TO KNOW

10 SHEFFIELD ROAD, WINCHESTER

MATERIAL & AGE OF ROOF	Asphalt/Fiberglass Shingles (Less than 10 years old)
SCHOOL DISTRICTS	Elementary School: Ambrose Elementary School Middle School: McCall Middle School High School: Winchester High School
HEAT & COOLING ZONES	4 Heat Zones, 4 Cooling Zones, Central Air
FIREPLACE	4 Fireplaces
HOT WATER	Natural Gas, Tank
WATER/SEWER AMENITIES	Town of Winchester
UTILITY CONNECTIONS	for Gas Range, for Electric Dryer
AREA AMENITIES	Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station
CONSTRUCTION	Stone/Concrete
FLOORING	Tile, Wall to Wall Carpet, Hardwood
ELECTRIC	Circuit Breakers, 200 Amps
FOUNDATION	Concrete Block, Slab
INSULATION	Full, Polyicynene Foam
BASEMENT	Full, Finished, Sump Pump, Exterior Access
LOT	Paved Drive
BEACH	Lake/Pond
PARKING & GARAGE	4 Paved Driveway Parking Spaces, 2 Detached Garage Spaces
INTERIOR FEATURES	Security System, French Doors
EXTERIOR FEATURES	Porch, Deck, Balcony, Storage Shed, Professional Landscaping
OTHER HOME FEATURES	Whole house is Ethernet home-run wired, house stereo system on the first floor, Lutron lighting system in kitchen area, Kegerator in basement, Front deck is Honduran mahogany, back deck is Ipe, all railings are Azek, Wine cellar
APPLIANCES INCLUDED IN SALE	Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer

**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.*