

# THINGS TO KNOW

34 FELS ROAD, WINCHESTER, MA

<b>SCHOOL DISTRICTS</b>	Elementary School: Muraco Elementary School
<b>HEAT &amp; COOLING ZONES</b>	4 Heat Zones, 1 Cooling Zone, Central Air
<b>HOT WATER</b>	Oil
<b>FIREPLACE</b>	2 Fireplaces
<b>WATER/SEWER UTILITIES</b>	Town of Winchester
<b>UTILITY PROVIDERS</b>	Eversource, Townsend
<b>UTILITY CONNECTIONS</b>	for Electric Range, for Electric Oven, Washer Hookup, Icemaker Connection
<b>INSULATION</b>	Mixed
<b>FLOORING</b>	Tile, Hardwood
<b>ENERGY FEATURES</b>	Insulated Windows
<b>INTERIOR FEATURES</b>	Cable Available
<b>EXTERIOR FEATURES</b>	Porch - Screened, Gutters, Decorative Lighting, Stone Wall
<b>PARKING</b>	2 Parking Spaces, 1 Garage Space
<b>APPLIANCES INCL. IN SALE</b>	Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer
<b>UPDATES MADE SINCE OWNERSHIP</b>	<ul style="list-style-type: none"><li>• Removed carpeting on second floor and install hardwood flooring (2017)</li><li>• Removed carpeting in basement and replace with tiles</li><li>• Installed hardscape stairs and retaining wall in backyard</li><li>• Installed French drains in back yard</li><li>• Replaced all windows on first floor (2018)</li><li>• Replaced all windows in basement (2022)</li><li>• Replaced all toilets in house with the exception of basement toilet</li><li>• Installation of new electric oven/cook top (2023)</li><li>• Repointed front walkway brick steps (2024)</li><li>• Replaced steps leading from back deck to driveway</li><li>• Vented oven hood with exhaust to outside</li><li>• New chimney liner (2022)</li></ul>