

THINGS TO KNOW

11 FIELDSTONE DR, WINCHESTER, MA

MATERIAL & AGE OF ROOF	Asphalt/Fiberglass Shingles, 4 years
HEAT & COOLING ZONES	4 Heat Zones, 4 Cooling Zones, Central Air
FIREPLACE	3 Fireplaces
SCHOOL DISTRICTS	Elementary School: Vinson Owen Elementary School Middle School: McCall Middle School High School: Winchester High School
WATER/SEWER UTILITIES	Town of Winchester
UTILITY PROVIDERS	Eversource - Electric
UTILITY CONNECTIONS	for Gas Range, for Electric Dryer, Washer Hookup
AREA AMENITIES	Swimming Pool, Tennis Court, Golf Course, Medical Facility, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station
CONSTRUCTION	Frame
FLOORING	Wood, Tile, Wall to Wall Carpet
ENERGY FEATURES	Insulated Windows, Insulated Doors, Solar Features
INTERIOR FEATURES	French Doors, Internet Available - Fiber-Optic
EXTERIOR FEATURES	Deck - Vinyl, Balcony, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Fenced Yard, Garden Area, Solar Powered Area Lighting
PARKING	3 Off-Street Parking Spaces, 2 Attached Garage Spaces
PREFERRED CLOSING DATE	June 2025
APPLIANCES INCLUDED IN SALE	Range, Wall Oven, Dishwasher, Compactor, Microwave, Countertop Range, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR
UPDATES MADE SINCE OWNERSHIP	<ul style="list-style-type: none">• New Roofing - GAF, Gutters• New Siding with Tyvek Paper - Everlast• Water Table• Windows - Marvin Elevate• 4 New French Doors• Kitchen Redone including New Plumbing and Electric Work• Painting• Lights Fixtures in Kitchen, Living Room, Dining Room

**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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UPDATES MADE SINCE OWNERSHIP (CONT.)

- New Bathrooms except the Blue Bathroom has New Vanity, Fixtures and Window and Mirror
- New Wooden Flooring
- New Deck including Frames and Finished with Trex
- New Railings, New Decking in Balcony
- Added New Laundry Room, including the Marble Countertop
- New Washer Dryer and New Exhaust Pipe and All Fittings and New Vanity and Sink-in Laundry Room
- Updated One Furnace One Year Ago
- Backyard-Built Pathways and Leveled the Area Beyond the Shed and Added Playground
- Added Garden Beds and Extended the Sprinkler System to the Field and Garden Beds
- Added Many New Flowering Perennials, Trellis and Garden Beds Around the House
- Added New Driveway Light on Both Sides
- New Carpets in the Basement
- New Flooring in the Gym in the Upper Basement
- Did New ceiling and Light Fixtures in the Gym and Playroom
- Updated Skylight
- Added 2 Electric Points in the Garage for Electric Charging
- All the Upgrades were Done Between Aug 2021- May 2022