

THINGS TO KNOW

44 CABOT STREET, WINCHESTER, MA

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT & COOLING ZONES	5 Heat Zones, 3 Cooling Zones, Central Air
HOT WATER	Natural Gas, Tankless
FIREPLACE	1
SCHOOL DISTRICTS	Elementary School: Lynch Elementary School Middle School: McCall Middle School High School: Winchester High School
WATER & SEWER UTILITIES	Town of Winchester
UTILITY CONNECTIONS	for Gas Range, for Gas Oven, for Gas Dryer, Outdoor Gas Grill Hookup
AREA AMENITIES	Shopping, Tennis Court, Public School, T-Station
ELECTRIC	Circuit Breakers, 400 Amps
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete/Fieldstone
INSULATION	Blown In, Cellulose - Sprayed, Spray Foam
FLOORING	Wood, Tile
ENERGY FEATURES	Insulated Windows, Insulated Doors, Prog. Thermostat
INTERIOR FEATURE	Wetbar
EXTERIOR FEATURES	Deck - Composite, Patio, Gutters, Professional Landscaping, Sprinkler System
PARKING	5 Parking Spaces, 2 Garage Spaces
APPLIANCES INCL. IN SALE	Range, Dishwasher, Disposal, Microwave, Refrigerator
UPDATE SINCE OWNERSHIP	New construction with existing foundation (2025)

**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.*