

# THINGS TO KNOW

163 MAIN STREET, WINCHESTER, MA

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| <b>MATERIAL OF ROOF</b>            | Asphalt/Fiberglass Shingles  |
| <b>FIREPLACE</b>                   | 1 Fireplace  |
| <b>HEAT &amp; COOLING ZONES</b>    | 3 Heat Zones, Windows AC   |
| <b>HEATING</b>                     | Central Heat, Hot Water Baseboard, Oil - Age of Heating is 10 months   |
| <b>HOT WATER</b>                   | Oil, Tankless  |
| <b>AGE OF HOT WATER TANK</b>       | Tankless coil is 10 months old, Backup Electric Tank is Approximately 5 years old  |
| <b>SCHOOL DISTRICTS</b>            | Elementary School: Lincoln Elementary School<br>Middle School: McCall Middle School<br>High School: Winchester High School     |
| <b>WATER &amp; SEWER UTILITIES</b> | Town of Winchester   |
| <b>UTILITY PROVIDERS</b>           | Eversource - Electric, Verizon - Cable & Internet, Petro - Oil   |
| <b>UTILITY CONNECTIONS</b>         | for Electric Range, for Electric Dryer, Washer Hookup  |
| <b>AREA AMENITIES</b>              | Public Transportation, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station |
| <b>ELECTRIC</b>                    | 110 Volts, Circuit Breakers, 100 Amps  |
| <b>CONSTRUCTION</b>                | Frame, Brick, Stone/Concrete   |
| <b>FLOORING</b>                    | Wood, Vinyl, Concrete  |
| <b>INSULATION</b>                  | Blown In   |
| <b>FOUNDATION</b>                  | Poured Concrete  |
| <b>ENERGY FEATURES</b>             | Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat  |
| <b>EXTERIOR FEATURES</b>           | Patio, Gutters, Storage Shed, Screens  |
| <b>PARKING</b>                     | 5 Total Parking Spaces   |
| <b>APPLIANCES INCLUDED IN SALE</b> | Range, Disposal, Microwave, Refrigerator, Freezer, Dishwasher - 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

- This is walking distance to town center and to all 3 schooling levels
- Easy walk to Winchester Town Forest, a little hidden gem
- Close to the Fells Reservation
- Just a 6 minute walk to the commuter rail station at Wedgemere, the Tri-community bike path, Ginn baseball fields and the Stone Family playground

## EXCLUSIONS FROM HOME SALE

Washer, Dryer, Fridge/freezer in basement, 2 wall mounted TV's and wall brackets, Corner shelf in dining room and in main bedroom, Screw holes will be patch repaired by current owner after bracket and shelf removals

## UPDATES MADE SINCE OWNERSHIP

- MassSaves Insulation in walls and attic
- Air sealing
- Windows replaced
- Rear door replaced
- Interior center ceiling fans installed
- Bath extractor fan replaced
- Upgraded to LED lights throughout
- Painting and decorating throughout inside and outside