

THINGS TO KNOW

50 LAKE STREET, UNIT B, WINCHESTER

HEAT & COOLING ZONES	3 Heat Zones, 1 Cooling Zone
HEATING	Electric Baseboard, Humidifier, Electric
COOLING	Wall AC
SCHOOL DISTRICTS	Elementary School: Lynch Elementary School Middle School: McCall Middle School High School: Winchester High School
WATER & SEWER UTILITIES	Town of Winchester
UTILITY PROVIDER	Eversource
UTILITY CONNECTIONS	for Electric Range, for Electric Dryer, Washer Hookup
APPROX HEATING & ELECTRIC COSTS	\$2600 annually
AREA AMENITIES	Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station
CONSTRUCTION	Brick
FLOORING	Wood, Tile, Wall to Wall Carpet, Concrete, Laminate
INTERIOR FEATURE	Cable Available
EXTERIOR FEATURES	Porch, Patio, Gutters, Professional Landscaping, Decorative Lighting
PREFERRED CLOSING DATE	End of September 2025
APPLIANCES INCLUDED IN SALE	Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer
HOMEOWNER ASSOCIATION	\$414 - Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal
MANAGEMENT	Professional - Off Site
PETS ALLOWED	Yes with Restrictions (Cats and small dogs allowed)
UPDATES MADE SINCE OWNERSHIP	<ul style="list-style-type: none">• Kitchen remodel (2019)• Electric panel updated (2019)• Hardwood floors refinished second floor (2019)• Carpet added to basement (2019)• Bathroom remodel (2021)• 1/2 Bath addition (2021)

**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.*