

THINGS TO KNOW

89 MAIN STREET, WINCHESTER, MA

MATERIAL OF ROOF	Asphalt/Fiberglass Shingles
HEAT & COOLING ZONES	2 Heat Zones, 1 Cooling Zone, Central Air
HOT WATER	Tankless
FIREPLACE	1
SCHOOL DISTRICTS	Elementary School: Lincoln Elementary School Middle School: McCall Middle School High School: Winchester High School
WATER/SEWER UTILITIES	Town of Winchester
UTILITY PROVIDERS	Eversource, National Grid, Verizon, Terminix
UTILITY CONNECTIONS	for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup
ELECTRIC	Circuit Breakers, 200 Amps
APPROX HEATING & ELECTRIC COSTS	Electric = \$4,020 annually Gas = \$2,910 annually (May 2024 - May 2025)
AREA AMENITIES	Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, Private School, Public School
CONSTRUCTION	Frame
FOUNDATION	Poured Concrete
INSULATION	Full, Fiberglass
FLOORING	Wood, Tile, Vinyl, Hardwood
BASEMENT FEATURES	Full, Exterior Access
INTERIOR FEATURES	Cable Available, Internet Available - Broadband
EXTERIOR FEATURES	Porch, Porch - Enclosed, Patio, Gutters, Storage Shed, Professional Landscaping, Fenced Yard, Integrated Pest Management
PARKING	3 Parked Driveway Parking Spaces

**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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PREFERRED CLOSING DATE November 2025

APPLIANCES INCLUDED IN SALE Range, Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Washer - ENERGY STAR, Cooktop - ENERGY STAR

UPDATES MADE SINCE OWNERSHIP

- Installed patio, including burying downspouts from upper roof underground (8/23)
- Installed new stone step/stoop into kitchen (8/23)
- Replaced chain link fence with 6 ft white privacy fencing with interior paddock and 4 gates (2024)
- Added mulch island in the back corner of the lawn
- Fully finished basement including kitchenette, full bath and private entrance
- Added all-weather rails to the entrance to the basement
- Added ~\$2,500 french door refrigerator (9/22)
- Installed laminate flooring over hardwood in kitchen and bathroom to protect hardwood (5/23)
- Added industrial strength disposal (2021)
- Insulated porch, put ceiling in, installed baseboard heat (9/25)