

# THINGS TO KNOW

49 SPRUCE ST WINCHESTER, MA

<b>MATERIAL &amp; AGE OF ROOF</b>	Asphalt/Fiberglass Shingles
<b>HEAT &amp; COOLING ZONES</b>	2 Heat Zones, 0 Cooling Zones
<b>HOT WATER</b>	Oil
<b>WATER/SEWER UTILITIES</b>	City of Winchester
<b>UTILITY PROVIDERS</b>	Eversource - Gas, Electric
<b>UTILITY CONNECTIONS</b>	Electric Range, for Electric Dryer, Washer Hookup
<b>FIREPLACE</b>	0
<b>CONSTRUCTION</b>	Frame
<b>FOUNDATION</b>	Poured Concrete, Fieldstone, Brick
<b>INSULATION</b>	Unkown
<b>ELECTRIC</b>	110 Volts, Circuit Breakers
<b>FLOORING</b>	Tile, Hardwood
<b>BASEMENT FEATURES</b>	Yes Partial, Partially Finished, Walk Out
<b>INTERIOR FEATURES</b>	Cable Available
<b>EXTERIOR FEATURES</b>	Deck, Patio, Gutters, Storage Shed, Screens, Fenced Yard, Garden Area
<b>PARKING</b>	2 Off-Street, Paved Driveway
<b>CONDO ASSOCIATION</b>	No
<b>APPLIANCES INCLUDED IN SALE</b>	Range, Dishwasher, Refrigerator, Washer, Dryer