

# THINGS TO KNOW

## 7 WAINWRIGHT ROAD, UNIT 5, WINCHESTER

<b>MATERIAL OF ROOF</b>	ASPHALT/FIBERGLASS SHINGLES
<b>UTILITY PROVIDERS</b>	NATIONAL GRID AND EVERSOURCE
<b>AGE &amp; TYPE OF HEATING SYSTEM</b>	HEAT AND AC SYSTEMS REPLACED IN THE LAST 3 YEARS. CONDO HAS SIX (6) HEATING ZONES: LOWER LEVEL-2, 1ST FL-3, 2ND FL-1.
<b>AGE &amp; TYPE OF HOT WATER TANK</b>	HOT WATER TANK APPROX. 5 YEARS OLD; GAS
<b>WINDOWS</b>	KITCHEN WINDOWS ARE NEW IN 2023; OTHER WINDOWS ARE ORIGINAL TO THE UNIT
<b>HEATING AND COOLING ZONES</b>	6 HEATING ZONES, 5 COOLING ZONES (CENTRAL A/C)
<b>PET POLICY</b>	ALLOWED WITH RESTRICTIONS
<b>PARKING SITUATION</b>	2 CAR GARAGE WITH 2 TANDEM DRIVEWAY SPOTS PLUS GUEST PARKING
<b>SEWER/WATER</b>	TOWN OF WINCHESTER
<b>PREFERRED CLOSING DATE</b>	APRIL 1, 2024 BUT CAN BE NEGOTIABLE
<b>CONDO FEES AND INCLUSION</b>	\$1019/MTH-MAINTENANCE, CAPITAL RESERVES, SNOW REMOVAL, TRASH REMOVAL, CLUBHOUSE, TENNIS COURTS
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"><li>• EACH UNIT HAS A SMALL COURTYARD WHICH IS THE OWNER'S RESPONSIBILITY TO MAINTAIN</li><li>• LAUNDRY IS INCLUDED</li></ul>
<b>UPDATES WITHIN PAST 5 YEARS</b>	<ul style="list-style-type: none"><li>• ALL NEW HEATING SYSTEM-ALL THREE LEVELS (CENTRAL COOLING &amp; HEATING)</li><li>• ALL NEW CENTRAL AIR SYSTEM-ALL THREE LEVELS (CENTRAL COOLING &amp; HEATING)</li><li>• NEW BRICK FRONT WALK AND GRANITE STAIRS</li><li>• GAS INSERT FIREPLACE AND GLASS FIREPLACE DOORS</li><li>• ALL NEW "POWDER ROOM" -TILE, WALLPAPER, FIXTURES, AND LIGHTS</li></ul>

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### UPDATES (CONTINUED)

- FIVE NEW ANDERSEN CASEMENT WINDOWS IN KITCHEN
- NEW DECK FLOOR--COMPOSITE DECKING
- IRRIGATION SYSTEM IN FRONT COURTYARD AND SIDE "COMMON AREA" GRASS
- NEW LANDSCAPING IN FRONT COURTYARD
- CUSTOMIZED CABINETS IN DEN FOR BUILT-IN 52" FLATSCREEN TV
- NEW FRONT STORM DOOR AND LOCKSET
- LARGE BOLTED SUNBLOCK UMBRELLA
- DECK SLIDER AWNINGS-DEN & BEDROOM
- WALL-TO-WALL BEDROOM CARPETING
- WALL-TO-WALL STAIR CARPET AND MATCHING ENTRY RUG AND RUNNERS
- CEILING FAN-PRIMARY BEDROOM
- LIGHT FIXTURES-PRIMARY BATHROOM
- ALL NEW PAINT AND WALLPAPER-MAIN FLOOR AND 2ND FLOOR
- HUNTER DOUGLAS VERTICAL SHADE ON DEN SLIDER DOOR
- DINING ROOM BAY WINDOW HORIZONTAL SHADE AND WALL SCONCES