

## Additional Information from Seller:

Lake view, "lakeside cottage" white vinyl picket fence (chicken wire inside to keep dogs in)

Copper color metal roof (thick gage fire resistant, keeps insurance low), fire hydrant in front yard and fire department 1 mile away (also lowers homeowners insurance), Extra screws installed in roof keeps roof safer during high winds/hurricane. Upgraded vinyl windows double pane glass with Argon gas, low-e energy efficient and easy to clean. High end laminate flooring.

5 out buildings a 3 lots. Smallest used to be well house but has been floored in. Currently on community water, laundry room with own hot water heater in larger utility building. Lean-to back of laundry shed 3 green building (#4) and barn (#5) are on lot next door.

Septic and grease trap cleaned 8/2/19

House and land never flooded

Electrical box updated on house

Power needed to run sump pump for both septic and laundry, on 2 separate sump pumps

Roof - \$30,000 main building

Windows - \$6,000 one window left not included lifetime warranty 30 days

Vinyl picket fence - \$2,000

Flooring-\$3,000

Wood fence on lot - \$3,000

Green building - \$15,000

Barn - \$35,000

3 lots - over ½ acre