

## 305 Harbor Circle List of Updates and Additional Information (Per sellers)

- 2015
    - New Roof
    - Water Heater
    - Kitchen Appliances
    - Boat Lift Motor
  - 2016
    - All Light fixtures, ceiling fans and brushed nickel hardware
    - Flooring and Paint
    - Boat Slip cover
  - 2017
    - New ADA commodes in all bathrooms
    - Exterior fans and leds
  - 2018
    - Granite in Bathrooms
    - Frameless Glass Shower
    - Boat lifts cables
  - 2019
    - Separate Ice Maker
    - Dishwasher
    - Refrigerator
    - Stamped concrete deck under patio
    - All new deck boards
  - 2020
    - NEW HVAC (2 units)
    - Kitchen backsplash
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- Gas in kitchen, water heater, furnace, fireplace AND exterior grill (to stay)
  - Wrought Iron yard completely fenced in, will keep pets in backyard
  - Dock has power AND water ran to it
  - Sprinkler System
  - Epoxied garage with garage stairs leading to attic storage
  - Next to Private marina with boat storage and boat launch available for low annual rental (about \$300 a year)
  - Utilities (Monthly average): Electric- \$175, Water-\$50, and Gas-\$30