



# CHAMPIONS

---

## REAL ESTATE GROUP

New sheet rock on all downstairs ceilings, and the walls and ceilings in the extra bedroom and flex room upstairs. Closed off the bathroom in the master bedroom to give it separation, and sheet rocked a furdown in master bedroom for additional a/c duct work.

Electricians installed new LED Smart Can lights in den, living, dining, and kitchen (SmartThings Hub to remain with property). Under and over kitchen cabinet LED lighting installed. Added light/ fan combos for both downstairs bathrooms. New ceiling fans in all bedrooms except master. Corrected any electrical deficiencies and ensured GFI receptacles were in place as required. Added 30 amp portable generator plug for powering essentials during power outages.

Refinished kitchen cabinets, new hardware, soft-close cabinet hinges. Custom wood countertops. Refinished antique cast iron sink, with upgraded faucet. New Ultra quiet BOSCH dishwasher. May of 2020 whole home water filtration, water softening system installed, and 5 stage reverse osmosis installed in kitchen. New oversized well pressure tank in 2019. New toilet in hallway bathroom.

Revamped duct work for air balance and efficiency. Relocated main air return, and added three additional returns. Added new return plenum with whole home media filter capability. Added five additional vents throughout the home. Air handler is a Goodman 2015 model and is in perfect working order. Outside unit is a 2006 model, but has been serviced and inspected in August and found to be in excellent condition. It's a Trane 5 ton unit that cools and heats this home quite well due to the efficiency of the home's design.

Replaced/refurbished all roof flashing. Removed the non-usable chimney from roof. Roof inspected and any issues found were corrected. 2+ years of warranty remain on that work.

Downstairs bare wood walls painted white. Removed old living room door and replaced with pine to match the walls.

Hired plumber to install LP gas lines throughout the house for future gas cooktop, water heater, furnace, and master bedroom fireplace. May of 2020 new aerobic septic system installed, includes two years of maintenance and warranty. There are three tanks. It is plumbed to go around the back yard, far enough in case someone wants to install a pool in the future. The aerobic sprinkler heads are located in the back pasture (away from the house). New 1 inch main water line was run from the well to the house along with 50 amp sub-panel of electrical service to the well area for a future well-house.



# CHAMPIONS

---

## REAL ESTATE GROUP

The exterior of the property has been brush cut and cleared for multiple potential home sites. Removed four dump trucks full (4 tons) of debris from renovations and previous owners, from the home.

Property is in its 2nd year of agricultural utilization for bee keeping. Records are on file with Montgomery County showing that process began in 2019. We have 4 active hives and will need 8 by the end of the 5th year of agricultural usage to qualify for tax exemption. This process will exempt 12 of the 13 acres from normal taxation. (HUGE Savings!) The 4 hives will remain. Driveway has been spot repaired to correct washouts.

We currently have 2 DSL high-speed internet services with Consolidated Communications. Each service is supplying 10Mbps of internet which is rare for a country home with this much privacy. The other internet option is Hughes Net satellite service or similar.