

## **13507 Washington Upgrades & Home Info**

### **Well Shed:**

Well tank: 3 years old  
New concrete slab  
New well shed building exterior siding  
New roof WPI8 certified  
Two new doors  
Has bay door & ample storage  
All electrical redone with new lights

### **House Remodeling: Inside & Outside**

New 30-year roof WPI8 certified  
New paint all outside of house  
Three new hurricane proof sliding doors  
New concrete poured on sidewalk  
New gutters  
1 A/C unit 3 years old  
All A/C duct work & condensers 3 years old  
Hot water heater new  
Septic tanks pumped out in 2021  
Septic pump, aerator, & spray nozzles: 3 years old  
All first floor wood-like tile-3 years old (except garage bedroom)  
Kitchen has new GE dishwasher, granite counters, deep sink  
Refrigerator stays  
Oven unit 2 years old  
3 new lights in kitchen  
New GFCI's installed throughout the house  
New electrical wiring from the house out to the barn redone  
Barn has water & electricity  
New lights In barn  
3 stalls plus a tack room  
New fence on west side of pasture  
Property fully fenced with backyard area privately fenced by the house.  
New light & fan in utility room

Utility room has a sink & is oversized, plenty of room for deep freezer or extra fridge.

New fans & light in loft

Windows in loft: 3 years old

Wood lined ceiling in loft, beautiful views of the 2.3 acres

New driveway entrance lights & horse head statues fixtures redone

New lights & fan in garage bedroom

Garage bedroom has tile floors, tons of storage, huge closet, central ac/heat, additional AC window unit. Perfect for a garage apartment with separate entrance door & split away from other bedrooms in the home.

New closet doors in secondary bedrooms

2<sup>nd</sup> bath is Hollywood bath with newer vanities & mirrors. Cedar walls!

All closets are cedar wood lined

Study/desk area used to be a wet bar, but provides great storage & workspace now.

New shower in primary bathroom, 2 sinks, large cedar linen closet

HUGE oversized master bedroom with new private glass door entry from backyard.

New recessed lighting

Tons of windows & natural lighting

Refreshing & relaxing Pond- Was stocked at one time

Living room has cathedral tall wood lined walls/ceilings, upgraded floor to ceiling stone wood burning fireplace (option to use propane if you want), wood beams, tons of bookshelves, fans.

Formal dining has mirrored wall & overlooks huge covered patio & back pasture

Upgraded light fixtures/fans/faucets.

Washer & dryer negotiable.

Oscar the horse can stay!! Sellers don't want to uproot him! (optional)

House freshly pressure washed

New mulch laid

Located in the country but just 10 mins from town, shops & restaurants

Low taxes, No HOA fees

Unrestricted

Endless opportunities on this one of a kind property!