



Seller Updates - 20503 Forest Rd.

- 3 Bed/2 Bath w/Shop
- 1648 Sq Ft
- 5 Acres
- 20 X 20 Shop with 12ft Peak and 10 Ft Lean to (\$10,000)
- 4 Inch Well - Great Water per Sellers
- Conventional Septic - Pumped 3 years ago just for maintenance
- 22KW Generac Generator with Dedicated Propane Tank 2022 \$7,000
- 100ft Private Internet Tower - Skynet (\$10,000)
- Pond Stocked with Catfish - 12ft - 14ft sloped (\$10,000)
- 2017 Roof replaced (\$5,000)
- 2017 A/C Updated (\$7,500)
- PCO Clean Air UV Light for a/c intake 2017 (\$1,000)
- 2022 Light fixtures & ceiling fans replaced (\$2,000)
- 2019 Stove updated (\$1,500)
- 2022 Microwave updated (\$500)
- 2017 Water heater updated (\$750)
- 2022 Refrigerator updated (\$2,000)
- 2021 Flooring upgraded - Luxury Vinyl Plank (\$6,000)
- 2022 - Patio Decking all replaced and Treated Decking (\$4,500)
- Located in Flood zone, See Attachments for Docs
- Annual flood ins is around \$1100 - Can be transferred to Buyer
- Walk In closet with Barn Door in Primary Bath (\$500)
- 2017 Custom Cabinets (\$5,000)
- Custom Quartz Countertops in Kitchen and Bathroom (\$5,000)
- Decking in attic for storage
- No Restrictions
- No HOA
- Levy Added to help prevent flooding if ever a future occurrence - \$40,000

