

IMPROVEMENTS SINCE PURCHASE

- Purchased vacant lot next to the property
- Stainless steel appliances (2017)
- Closed in carport and installed garage doors (2 in front, 1 in rear) (2017)
- Installed garage door openers on all 3 garages (2017)
- Address drainage issues (mentioned in seller's disclosures) (2018)
- Extended driveway for easy access to 3rd garage (2018)
- Lennox HVAC unit w heat pump installed. Includes dehumidifier and UV air purifier (2019)
- Replaced privacy fence along back lot line (2020)
- Added deck to back of porch area (2019)
- Added transfer switch that connects to breaker to allow generator to be plugged in (2021)
- Replaced roof (2022)
- Septic:
 - System pumped (2022)
 - Tank pump replaced (2022)
 - Aerator and timer replaced (2023)

INCLUDED IN PURCHASE:

Sofa	King Bed in 1 st Primary
Love seat	Garage Fridge
Coffee table	Bar Stools
End Tables	

NEGOTIABLE:

Armoire & 2 night stands in 1st Primary
TV in 2nd Primary
TV Stand in Living room