

## 340 Patrick's Ferry Road Seller Update List

### 2020

Replaced all the flooring throughout living room, entryway, and kitchen  
Replaced hall bathroom tile floor and shower with frameless glass

### 2021

Shop built June 2021 Details:

- 30x40 fully insulated
- front and one side have completely covered carport areas
- 200amp 240volt service and is completely wired with outlets throughout
- LED overhead interior lights inside and under carport area
- Water available in shop

Addition of Primary Bedroom/Bathroom August 2021 Details: (new sqft of home is 2942)

- 20x16 primary bedroom and spacious walk-in closet
- Primary room has its own AC (heat pump)
- French doors leading outside of master bedroom
- Spray foam insulated
- LED lighting
- Installed white planked wood ceiling
- Primary bath with jacuzzi tube, large picture window
- Double sink vanity with quartz countertops
- Separate shower with dual shower heads
- Separate tankless water heater
  - Remainder of house on a separate tankless water heater

Updated home with 2 new AC units both heat pumps

Updated aerobic septic system, sump tank with lift pump with leaching system

Replaced concrete driveway

New paint entire outside of the house

Installed cedar colored planked wood ceiling front and back porch

### 2022

Carport installed in front of house for parking

### 2023

New concrete sidewalk along full length of metal bulkhead

New induction heat cook top installed

### 2024 (January)

Recently painted all inside of home

Installed granite kitchen and secondary bath counters

\*Second soda/wine cooler fridge permanently installed and part of lower kitchen cabinet

\*Boat house has double jet ski lifts