

13343 Bay Place Drive
Home Features & Updates

- Updated kitchen subway tile backsplash and granite countertops
- Farmhouse sink and updated faucet fixture
- Updated brick-look tile flooring and wood-look laminate flooring in main living areas
- Stove is connected to propane tank outside so range is gas, not electric
- All windows recently replaced - Window World double-paned storm windows
- Back patio fully concreted and covered, electrical run in 2022 **(\$9000)**
 - Has WPI-8
- 2-car garage converted to studio apartment with storage loft
 - 2 closets
 - Counter space can easily be made into kitchenette
- Full bathroom added onto garage apartment **(\$5000)**
 - Great for guests staying, and also for a pool bathroom
- All pool equipment replaced in 2023 **(\$5000)**
- Pool vacuum replaced 2023 **(\$1200)**
- Custom-built vanity in primary bathroom for extra storage and seated area for getting ready - 2022 **(\$2000)**
- Regulation pickleball court painted
- Fireplace switch powers vent that pulls air from primary bedroom and pushes it over fire and out the grates on the fireplace - heats living room entirely in the winter when a fire is going saving on energy costs
- Chicken coop and enclosure
 - 6 chickens that produce dozens of eggs weekly

Items that can convey with house for appropriate offer:

- Garage apartment furniture
- Office shelving
- Barstools
- Refrigerator
- Coleman inflatable hot tub (perfect working condition)