

**Upgrades:**

- Carpet installed in master bedroom/closet (2021)
- Gutters (2021)
- Blinds (2021)
- Living room built-ins remodeled (2021)
- Workshop and storage installed in garage (2021)
- Patio string lights (2022)
- Water softener replaced (2023)
- 1 of 2 tankless water heaters upgraded (2023)
- Auto timer/shutoff switches installed in 3 main bathrooms (2023)
- Remodeled upstairs adding a bedroom, closet and storage room (10/23)
- Powder room updated (10/23)
- Office remodeled (10/23)
- Garage door motor replaced (2023)
- Living room 70" smart TV (2023)
- Lighting in kitchen, master bathroom and living room upgraded (2023)
- Chicken coop (2023)
- Garden and fence (2024)
- Professional landscaping (2023-2024)
- Sprinkler system installed in all landscaping, garden beds with water line run to the coop/garden area (2024)
- Roof inspected and maintained (05/24)
- Exterior doors and garage doors re-stained and repainted (2024)
- New upstairs carpets (05/24)

**Exclusions:**

- Open cabinet over toilet in upstairs bath
- Curtains in the upstairs game/landing area

**Items in house for sale:**

- Chickens - 14 laying hens, 1 rooster
- John Deer tractor
- Riding lawn mower
- Outdoor furniture
- TVs x2
- Washer and Dryer