



## Upgrades Completed to the Property

### Kitchen

- Stove/Oven – Commercial Grade - 2018
- Dishwasher – Commercial Grade - 2018
- Cabinet addition, hardware, paint - 2021
- Ceiling Fan - 2023
- Custom Window Coverings - 2019

### Bathroom – Remodel - 2018

- Toilet, Sink, Faucets
- Shower, Tile, Glass Door & Wall
- Tile, Bench Seat
- Lighting, Paint

### Bedroom Upgrades

- Paint
- Custom Window Coverings with blackout lining - 2019

### Upgrades Living Area

- Ceiling Fan - 2023
- Paint
- Custom Window Coverings - 2019

### Upgrades Entry and Dining Area

- Refinished wood flooring - 2021
- Ceiling Fan 2023
- Lighting 2023
- Entry door hardware - 2024

### Garage

Detached large garage with 800 sq ft storage room above.  
Full bath down – (Not currently operational)

### Climate Control

- Air Conditioner - 2020
- Furnace - 2022
- Water Heater - 2021

### Exterior

- Concrete Fiber Siding by Alura - Hardy Plank 2020
- Roof - 2018
- Paint – 2020

### General

- Well pump and riser pipe replaced – 2018
- Septic pump replaced - 2023
- Pond Cleared, deepened, aerated, Stocked with game fish 2022
- Land graded for drainage Front 3 acres - 2022
- All acreage cleared of majority of brush - Ongoing
- Fenced perimeter all 6 acres - 2020
- Fencing installed around house – 2023
- 40 Crape Myrtles installed along front fence line - 2020

### Amenities

- Starlink Satellite Equipment - 2024

Above ground pool - 2022

Hot Tub - 2019

Decking installed around pool - 2022

Small above ground garden - 2023

Hen House – Here when move in 2017

2 Radio Towers for increased coverage of Wifi, Satellite,  
Cellular antennas. - 2019

Gated entry with automatic gate opener. 2021

Chickens, Ducks, and Fish come with home.