

Property Improvements – From Purchase to Current Ownership

Main House

Major Systems & Infrastructure

- Installed a new HVAC unit and updated ductwork.
- Replaced electrical wiring throughout the home.
- Installed a new gas tankless water heater.
- Installed a new sewer tap and ran a new sewer line from the house to the tap.
- Replaced exterior windows throughout the home.
- Installed new front and back exterior doors.
- Installed a Wi-Fi network through BBT.
- Backside of roof was sealed with rubberized sealant.

Interior Renovations & Updates

- Fully remodeled and reconfigured both bathrooms, including new plumbing, fixtures, and fully tiled walk-in showers designed for added comfort and roominess.
- Reconfigured the back entrance to include a laundry area with sliding track doors.
- Replastered interior walls and repainted the interior.
- Refinished existing woodwork and trim, including wood ceilings and wood floors.
- Added a new ceiling in the dining room.
- Installed an electric fireplace insert in the living room fireplace.
- Remodeled the kitchen with refinished cabinets, faux brick wall detail, updated countertops, new sink, new refrigerator, and new dishwasher.
- Installed new light fixtures and ceiling fans throughout most of the home, with original living room fixtures retained.
- Added new washer and dryer.

Exterior, Porch & Outdoor Improvements

- Repainted the exterior of the home.
- Rebuilt the front porch, including new posts, custom stained wood ceiling panels, lighting, ceiling fans, and an ornate front porch light fixture.
- Added a full-length back patio.
- Added new exterior lighting.
- Cleared portions of the land and added landscaping.
- Added new fencing in several areas.

Furnishings & Sale Inclusions

- Main house is being sold fully furnished, including linens and supplies on hand at the time of sale.

Two-Bedroom Duplex Unit

Systems & Functional Updates

- Added two new mini-split HVAC units.
- Added washer and dryer.
- Replaced the front door.

Interior Updates

- Repainted the interior.
- Updated the kitchen with painted cabinets, refinished countertops, new sink, new stove, new microwave, and new refrigerator.
- Updated the walk-in shower.
- Added a freestanding electric fireplace.
- Installed new light fixtures.

Furnishings & Sale Inclusions

- Unit is being sold fully furnished, including linens and supplies on hand at the time of sale.
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One-Bedroom Duplex Unit

Full Interior Remodel

- Completed a full remodel of the unit, with the interior either replaced or refurbished throughout.
- Installed new flooring.
- Replaced most windows, with the exception of two.
- Installed new interior doors.
- Updated plumbing.
- Added soundproofing panels along the shared wall to help reduce sound transfer from the two-bedroom unit.

Bathroom & Storage Improvements

- Fully remodeled the bathroom, including a new walk-in shower and new flooring.
- Added built-in storage in the primary closet.

Systems & Appliances

- Added two new mini-split HVAC units.
- Added washer/dryer combo unit.
- Installed a new refrigerator.
- Installed a new stove and microwave.
- Replaced the water heater.

Furnishings & Sale Inclusions

- Unit is being sold fully furnished.