

Renovations and Changes Made By Owner Since Purchase

Main Level (Upstairs)

- **Kitchen:** Fully remodeled. Features a new picture window, quartz countertops, and a 4'x11' island with a commercial stove/double oven and electric pop-up exhaust. Includes a large porcelain farmhouse sink, subway tile to the ceiling, and a Mediterranean tile accent wall. New refrigerator and stove.
- **Main Living & Dining:** Refinished hardwood floors. Installed an electric fireplace between the living and dining rooms. New light fixtures in the dining room.
- **Master Bathroom:** Upgraded with new lighting, mirrors, and hardware.
- **Guest Bathroom:** Remodeled with new Mediterranean tile, subway tile, toilet, hardware, sink, mirror, and light fixture.
- **Office & Library:** Finished previously unfinished office with new flooring, ceiling, and paint. Attached library includes bookshelves and books that stay with the home.
- **Entry & Stairs:** New Artisan double cast-iron front doors. Stair pickets removed and replaced with tempered glass. Refinished stairs leading downstairs.

Lower Level (Downstairs)

- **General:** Finished ceiling with drywall and new recessed lighting; exposed wooden beams. New white carpeting with premium padding throughout. New wood-burning stove.
- **Guest Bedrooms:**
 - **Bedroom 1:** Added glass sliding partition "Farm Doors" (suitable for a playroom or sitting area).
 - **Bedroom 2:** Features a built-in stage with lighting and curtains.
- **Home Gym:** Fully refinished and waterproofed (inside and out) with sealed concrete blocks and rubber flooring. Equipped with a 4-person infrared sauna, 5-star cable machine, bicycle, TV, and free weights.
- **Bathroom:** Installed new light fixtures.
- **Laundry Room:** New Mediterranean tile flooring.

The Barn

- **Interior:** Half-concrete flooring with commercial fluorescent lighting. Includes lighting and electrical pull-downs for mechanical repairs.
- **Barn Kitchen:** Brand new cabinets, countertops, and sink with an under-sink filtration system. Features a new entry door and a sliding door.

- **Dining & Half Bath:** Adjacent dining room with a ceiling fan and two light fixtures. Half bath features a pocket door.

Exterior & Outdoor Living

- **Decks:** New TimberTech wrap-around deck with cable railings and a built-in Michael Phelps swim spa. Lower level features a grade-level wood deck with two hanging swings, a bench swing, and an outdoor shower.
- **Patio & Breezeway:** New patio with stone pavers, a pergola, and a ceiling fan. Breezeway features two remote-controlled electric retractable screens and a nearby fire pit with a rock walkway.
- **Front Porch:** Double brick steps at the main entrance and breezeway. Refinished wood trim, relocated columns, and painted concrete.
- **Garage:** Finished with new drywall and paint.

Greenhouse & Gardens

- **Greenhouse:** New 10'x13' Red Cedar structure with shelves, electric, 1600W plant light, fans, and a sink.
- **Gardening:** Eight 8'x4' above-ground planters with a customized pebble rock walkway.
- **Orchard & Meadow:** Loaded with apple, pear, plum, pomegranate, persimmon, olive, and fig trees, plus blueberry bushes and grapevines.
- **Landscaping:** 8 acres featuring Japanese Maples, California White Pine, and white stone paths with lighting throughout the trees and circular driveway. Shoreline landscaped for water views.

Systems & Security

- **Water:** Whole-house Culligan water filter system plus a specialized drinking water filter under the kitchen sink. Three working wells (two with brand-new pumps).
- **Security:** New Johns Brothers security system on all doors. Dual entry gate with key code access.
- **General:** New paint inside and out (3 coats of white exterior), new ceiling fans throughout, and a brand-new driveway layout.