

PROPERTY IMPROVEMENTS & UPGRADES

2025–2026

- Extensive interior and exterior improvements completed
- Entire home painted inside and out
- All new flooring installed: luxury vinyl plank throughout main living areas with new high-quality carpet in bedrooms
- New custom-built rear deck constructed
- Covered front deck refinished
- New window casings installed throughout
- All three bathroom vanities replaced with new cabinets and sinks
- New shower surround installed in primary bathroom
- Nearly all light fixtures upgraded to LED
- Microwave, dishwasher, and garbage disposal recently replaced
- New microwave and dryer vent piping installed
- Driveway improved with 24 yards of $\frac{3}{4}$ minus gravel

2024

- New water system pressure tank, pressure switch, and contactor installed
- New water filtration system installed
- Original well flow (1981): 8 GPM

2022

- New 16' x 32' Tuff Shed utility building installed (permitted and inspected)
 - Underground electrical supply installed
 - Interior wiring, sheetrock, and heavy insulation
 - LED interior and exterior lighting
 - Painted interior and exterior
 - Interior layout includes:
 - 8' x 16' office space
 - 16' x 16' shop/workspace
 - 8' x 16' storage room
 - Two 8' x 16' loft storage areas
 - New main power pole and electrical distribution box installed at main PP&L service drop
 - New underground electrical feed to well
 - New underground electrical feed to existing barn
 - New underground electrical feed to Tuff Shed utility building

2021

- New 3½ ton heat pump installed by Tropic Aire

2020

- New 3-tab composition shingle roof installed by local contractor
- Two barn stalls installed with rubber mats (barn has space for up to three additional stalls)
- Chicken coop added
- LED lighting upgrades in barn and outbuildings

PROPERTY IMPROVEMENTS / LAND PREPARATION

2018–2026

- Extensive property cleanup and restoration
- Removal of over 120 yards of trash and debris left by previous owners

PROPERTY FEATURES

- Entire property level, cleared, and accessible
- Fully fenced and cross-fenced
- Three large horse paddocks installed by Quality Fence (local contractor)
- One large pasture currently established
- Second large pasture area easily created with minimal effort