



Home Updates and Further Details

Pool:

- The Pool Liner and Pump were Replaced in 2022
- Salt Cell was replaced in June 2024
- Sand Filter Replaced in 2022

HVAC:

- The HVAC that services the entire downstairs was replaced in 2022
- The upstairs unit is original but still working well. A Home Warranty will be offered. Details in MLS.

Roof:

- Replaced in 2019

Pond:

- The pond is 13 feet at the deepest point. It is stocked with Bream, Crappie, Bass, and Catfish

Hot Water Heater:

- The hot water heater is original to the home, but it is a commercial grade unit and the 2 elements were replaced last year by a licensed plumber.

Additional Details and Updates:

- Kitchen Update - 2024 (Cabinets Painted, Backsplash added, Epoxy Quartz finish added over darker colored granite. Appliances were replaced in 2022.
- Floors: The floors in the bedrooms and upstairs were updated with LVP

French Drains:

- French drains are installed around the pool to ensure that no water will pool on the driveway or elsewhere.

Barn:

- The barn has electricity run to it and it is on a separate meter with Brunswick Electric. It has historically served as horse stables, but the current owners use it for storage.

Contract Preferences:

- All offers must be accompanied by proof of funds or a pre-approval letter.
- Sellers are willing to convey all pool cleaning equipment with acceptable offer.
- Curtains and curtain rods in the bedroom will not convey.
- No preferred closing timeline.
- The Choice Ultimate Plan with Choice Home Warranty will be provided to any buyer with an acceptable offer. The brochure is in documents in MLS.