

SELLER UPDATES:

- **New Roof (\$92,000)** on house and barn installed just before purchase in July 2022
- **New Water Heater (\$4,800)**
- **New Furnace (\$6,200)**
- **New Sump Pumps (\$5,800)** with battery backups, WiFi connectivity, and sealed installation
- **New Security system by TECC Security (\$24,500)**
 - 12+ cameras with **license plate reader**
 - **Driveway chime** and **door chime**
 - **Door sensors** and **glass break sensors**
 - **Motion sensors**
 - **Fully monitored** with local storage and online camera access
 - **Integrated doorbell system**
- **New Water filtration and softener system (\$5,200)**
- **Irrigation System (\$9,100)**
- **LifeProof/PetProof Carpet** downstairs, with fully waterproof premium carpet pad
- **Extensive Landscaping (\$204,000)** around the entire house
 - Expanded back patio, adding thousands of square feet
 - Rubber mulch for kids' play area
 - New rocks, custom-poured concrete curbing, trees, shrubs, plants, flowers
 - Landscape fabric, lighting, and fire pit with custom stone seating
- **Dog Area (\$5,000)** – fenced with gravel surface
- **Rainbow Playground (\$8,000)**
- **Bullfrog Hot Tub (\$28,000)**
- **Heated Attached Garage (\$4,800)**
- **Kitchen Refrigerator and Freezer (\$7,000)** - dual uprights, ordered and pending installation
- **Tractor with Snowblower Attachment** for snow removal (**\$3,500**)
- **Whole-Home Generac Natural Gas Generator (\$20,000)**
- **Gravel in Horse Area** for paddocks/dry lot (**\$8,000**)
- **New Washer and Dryer (\$1,200)**
- **Dining Table** round (**\$3,500**)