

290 Rock Creek Road. Owner Improvements since 2015

Approx Year Of Improvement	Description of Improvement	Approximate Cost of Improvement
2017	New A/C unit for main house including furnace retrofit to new freon	\$3,700
2019	New automatic gate opener installed on interior fence yard gate. Owner installed.	\$900
2019	New A/C unit for guest quarters including furnace retrofit of furnace to new freon	\$3,500
2019	New Marathon Lifetime Water heater for main house installed (transferrable lifetime warrenty)	\$2,200
2019	Roof leak repaired, new standing seam metal roof installed on house and well house. Old roof stripped off with roof shield barrier underlayment installed.	\$23,000
2019	Owner removed and replaced all bad facia and soffit. Re-caulked the entire exterior of home. The entire exterior of home and well house was then repainted with super high quality Sherwin-Williams Duration Paint. Owners labor not included in cost. This effort incuded removing all gutters, repainting gutters, and reinstalling.	\$4,500
2019	Greenhouse installed by owner. Concrete block perimeter foundation. Decomposed granite base, raised garden bed, pallet racks, electricity hook up, and watering system installed. Owners labor in included in cost	\$3,600
2020	New chipseal driveway installed. Old loose asphalt was removed and new chipseal installed.	\$28,000
2022	New firebrick dual farm sink and new faucet installed in kitchen. Owner installed.	\$2,500
2023	Majority of interior of home repainted by owner. Included filling all holes and paint. Owners labor not inlcuded in cost.	\$600
Total improvments made by current owners		\$ 72,500

290 Rock Creek Road. What items convey with sale:

All window dressing/covering

All built-in appliances, including:

Cooktop, dishwasher, water heaters, water softner

2 - 350# working deer feeders w/timers and batteries

Green house and vegetable garden beds and watering systems

Garden tool rack (in barn/shop)

Rolling working table (in barn/shop)

Wood workbench in shop area

Shower curtains in two guest bathrooms