

## Features, Upgrades, Remodel

Since Seller purchased the property in 2018, there have been many upgrades and features added to the primary home and property. The following are some, not all.

### 2019

- Laminate flooring throughout
- Interior paint
- Baseboards and window trim
- New washer and dryer
- New window coverings throughout
- Replaced all toilets
- Installed new ceiling fans in all bedrooms and great room
- Rain gutter covers

### 2020

- Replaced all interior door (including bi-fold closets) and hardware
- New light fixtures throughout
- Replaced light switches and electrical outlets
- New 40' x 40' with 14' lean-to shop/barn. Cement floor, windows, drive-thru entrance/exit, covered walk through entrance door
- Kitchen remodel (stainless steel appliances, disposal, compactor, decorative sink)
- New master bath
- Complete re-gravel of driveway including the shop/barn entrance

### 2021

- New exterior doors including leaded glass sidelight and transoms at front door
- Central A/C
- Master bathroom shower remodel
- Guest bathroom remodel including new shower/tub, fixtures, tile, vanity, and mirror

### 2022

- Upgraded plumbing fittings
- Replaced septic line at septic tank
- Painted both homes to match the color of the shop/barn. All three buildings match
- Removed and installed all new insulation in the crawl space
- Gopher extermination (2x) in the pastures

- Regular pesticide maintenance service on the perimeter of the home
- Fences pressure washed, primed, and painted
- New furnace
- Installed new automatic whole house propane generator. Automatic 30-day maintenance testing
- New decorative cabinet bench in mudroom/laundry room

### **Additional Home Features**

- Seasonal creek runs along the north edge of property behind guest house
- Property has plenty of usable space for future build
- Attached to the 3-car garage in the guest home is a 26' x 18.6' storage area that can be converted to a workshop
- Entire 10 acres is fenced and cross fenced for livestock
- Gorgeous mountain and territorial views to the east
- Each horse stall in the shop/barn has individual fans