

## List of Improvements to 33978 Hwy 185, Washington

- Custom closet systems put in (3 of the 4 bedrooms)
- Complete remodel of first floor.
- Pergola for pool area (2022)
- Custom cabinet in garage
- New roof – 2022
- New pool deck – 2023
- Converted pool to salt water system
- New dock - 2019
- 15kw Solar system (56 panels, 2 inverters) – 2019
- Mini-split system added to garage
- Aerator system in pond
- Stocked pond
- Insulated attic – at least 18” blown fiberglass
- Complete remodel of first floor. New kitchen, new doors, new lights, new hickory flooring.
- New rugs – bonus room, office, bedroom first floor, basement
- New vanities and tile in jack and jill bath
- New bridge on pond

## Notes for Jay on 3397 Hwy 185 - Hodges

Gosh we love this house but its time to move to our next adventure

### Things that we have enjoyed living in this house the past 5 years

- Our great neighbors
- Being close to town but far enough away in the quiet
- Lying on our dock, looking up at the stars.
  - Almost no light pollution here
- We have always had a deck but when we bought this house, we never realized how wonderful it was to have a beautiful deck with a roof over it. This is an all-season deck where we thru a heat lap on it to utilize, for example, a thanksgiving season outside. On some sunny winter days, it was great to take the sunshine in while enjoying the fresh cold air.
- Being close to Triple 3 Vineyard and getting to know the owners and staff
- Having the world's lowest electric bill (thanks to the solar system).
  - From Sept last year through this year
    - 6 of the bills less than \$50 (3 of them less than \$20)
    - 2 bills between \$51-100
    - 4 bills between \$100-\$177 (\$177 highest bill in 12 months)
- Our pond
  - Fishing on the pond
    - Wow is this popular with visitors especially kids.
    - Pond stocked with fish
  - Kyacking around the pond
- The deer that we watch across the pond especially during Fawn season
- Different types of birds that fly across the pond or land on the other side away from house.
- Private pool – very private!
  - We have entertained a lot!
  - The upkeep on the pool is tiny as we don't have trees directly over the pool. We open pool by beginning of May and close by beginning of October.
  - Saltwater pool 🐡
  - Pool area is stamped concrete new this past spring.
- Sitting around the fire pit
  - Fire pit is new this year. We replaced the out one.
- Walking the dogs in the woods especially on a snowy day
- Shooting trap over the pond
- The nature sounds
- No traffic on 185 as all traffic seems to go on KK
  - Most people we meet don't even know where 185 is so very private. We were happy that we didn't assume 185 was like a true highway.

### Things to know about the house

- Layout of the first floor

- When we first purchased the house, we fell in love with the property but didn't like the layout of the house. However it didn't stop us from buying as we could envision remodeling it. The great thing during the remodel was that we had the downstairs area which was completed by the prior owners. We had fun with our contractor coming up with a floor plan. We took down a lot of walls to create a great space for entertaining.
- Master bathroom
  - We added heated floors when we remodeled the bathroom.
    - The tub is oversized
- Loft bedroom
  - What a great closet
  - On a separate heating/air conditioning unit.
  - There is a filter we change out located in the room.
- The door to the left of the fireplace
  - Why did we change out the window that was there for a door
    - We use that door a lot. I open to take photos of the deer or take pictures of parties from above or just photos of the sunsets. During the winter, we hang bird feeders out as it is nice watching the birds from the couch. Summer time, add a hanging basket and flower pots on the faux iron deck.
- Kitchen
  - Lots of storage. You cannot see it right away but if you pull out the bar stool you will see additional storage. I didn't want to waste space that could be used.
  - The pendants hanging above the island were just added a few months ago. Made a beautiful difference. Wish I did that 5 years ago.
- Storage space all around the house and downstairs!!!
- Master bedroom, office and loft closets
  - Closet systems added 2022 Fall. The warranty can be passed to the new owners and shelves can easily be changed out for drawers or other accessories the closet company has. I can pass along the info to the new owners.
- We choose not to have curtains because you cannot see down into the house while driving by on 185.
  - BONUS - we have a driveway alarm that alerts us whenever someone heads down the driveway in a vehicle – long before they have time to park. The volume control is at the front door, on left wall
- We travel a lot and never find outside chores to be overwhelming. We may be crazy, but we love our yard and how unique it is; very easy to maintain.
  - We planted a lot of new perennials over the past 5 years especially around the pool area.
- Tree house – we did not build and wish we had younger kids or grandkids to enjoy it. We have not had many opportunities to go inside.
- 3 stall garage
  - Wow –we utilized this garage for everything including exercising. I always wanted to do something upstairs of the garage but there was only the 2 of us and we already had so many other areas of the property to do things. If I worked from home, I would have made into an office.

- Our downstairs
  - Although we listed the house as 2500 sq ft, it is way bigger as you get an additional 1200+ square ft in the completed downstairs. It is a great space for entertaining, movie night and the storage is unreal.
    - We used the heat blaster located in the back storage closet on really cold days (which thankfully didn't happen a lot) but mostly heated with propane. Our propane yearly cost is \$600-\$800/year.

**Why are we moving if this house is so great as that is what I ask when I see properties for sale?**

- We are downsizing and wanted to move to Augusta