

376 HTY Road, Kunkletown, PA
Property Improvements & Additions

Improvements:

- Cleared substantial overgrowth on entire property
- Cleared overgrowth, paved & stoned driveway – 200 tons of crushed stoned used to repair driveway, graded every 3 months
- Cleared overgrowth/trees to establish interior access roads (to Berger Hollow Road, Animals pens, Hay barn, equipment storage, etc)
- Repaired and replaced (as needed) “no climb” pasture fence that was damaged due to downed trees and faulty fence posts
- Replaced both chimney liners w/ Stainless Steel liners
- Rebuilt deteriorated exterior deck, stained
- Rebuilt rear exterior steps to 2nd floor entry, stained
- Cleared house pond and created/repared water falls, incorporated pond circulation
- Repaired front porch by replacing front beam with two LVL engineered beams, replaced and repainted siding
- Replaced and reinforced front flashing
- Replaced T1-11 Siding as needed
- Painted Entire Exterior of home
- Professionally cleaned and repaired roof
- Created landscape beds surrounding home
- Replaced and rebuilt multi zone heating system and water heater that were not functioning when home was purchased. Correctly assigned oil hot water, forced air, and wood heat

Additions:

- Wood Burning Stove in the den (created new heat source)
- Chicken Coop w/ 2 coops separated by feeding and storage area
- Animal shelter and pasture, with carrier boxes for storage
- Currently Installing a Run-In and Fenced Pasture within the Hay Field Pasture
- Hay Barn with high ceilings for parking, equipment storage
- Cable/Internet Access established from Berger Hollow Road at the cost of \$6k
- Security gates installed at entrance to driveway, mid-way point on driveway and on the Berger Hollow Road access
- ADT Security System installed for interior monitoring
- External cameras (7), professionally installed, hard wired w/ monitor located in dining area