



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 109 SE 44th St., Oak Island, NC 28465

Owner's Name(s): Andrew C. West, Karen D. West

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____
Buyer Initials _____

Owner Initials AW 7/27/2025
Owner Initials KDW 7/27/2025

Initial
AW 7/27/2025
KDW 7/27/2025

REC 4.22
REV 5/24

**SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF**

	Yes	No	NR																																																																										
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																										
A2. In what year was the dwelling constructed? <u>2017</u>			<input type="checkbox"/>																																																																										
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																										
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>																																																																										
A5. In what year was the dwelling's roof covering installed? <u>2017</u>			<input type="checkbox"/>																																																																										
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																										
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																										
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																										
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																													
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Explanations for questions in Section A (identify the specific question for each explanation):

Marine lift

**SECTION B.
HVAC/ELECTRICAL**

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			<input type="checkbox"/>
<input type="checkbox"/> Furnace [_____ # of units] Year: _____	<input checked="" type="checkbox"/> Heat Pump [<u>1</u> # of units] Year: _____		
<input type="checkbox"/> Baseboard [_____ # of bedrooms with units] Year: _____	<input type="checkbox"/> Other: _____ Year: _____		

Buyer Initials _____ Owner Initials [Signature] 7/27/2025
 Buyer Initials _____ Owner Initials [Signature] 7/27/2025

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

[X] Central Forced Air: _____ Year: _____ [] Wall/Windows Unit(s): _____ Year: _____
[] Other: _____ Year: _____

[]

B5. What is the dwelling's fuel source? (Check all that apply)

[X] Electricity [] Natural Gas [] Solar [] Propane [] Oil [] Other: _____

[]

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

[X] City/County [] Shared well [] Community System [] Private well [] Other: _____

[]

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

[] Quality [] Pressure [] Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

[] Copper [] Galvanized [X] Plastic [] Polybutylene [] Other: _____

[]

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) [] Gas: _____ [X] Electric: _____ [] Solar: _____ [] Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

[] Septic tank with pump [] community system [] Septic tank [] Drip system
[X] Connected to City/County System [] City/County system available [] Other: _____
[] Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

[]

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ [] No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

Septic system NA Yes No NR Plumbing system (pipes, fixtures, water heater, etc.) NA Yes No NR
Sewer system NA Yes No NR Water supply (water quality, quantity, or pressure) NA Yes No NR

Explanations for questions in Section C (identify the specific question for each explanation):

3 puncher on well, well to mas.
Tankless electric water heater

Buyer Initials _____
Buyer Initials _____

Owner Initials _____
Owner Initials _____

Initial
[Signature] 7/27/2025
[Signature] 7/27/2025

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system? Yes No NR
 If yes, when was it last inspected? within last yr
 Date of last maintenance service: _____

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable wiring or satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations for questions in Section D (identify the specific question for each explanation):
Home has a Lift

SECTION E. LAND/ZONING

- E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property? Yes No NR
- E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?) Yes No NR
- E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)? Yes No NR
- E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions? Yes No NR
- E5. Does the property abut or adjoin any private road(s) or street(s)? Yes No NR
- E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? NA Yes No NR

Explanations for questions in Section E (identify the specific question for each explanation):
Utility easements on front & back

SECTION F. ENVIRONMENTAL/FLOODING

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property? Yes No NR

Buyer Initials _____ Owner Initials [Signature] 7/27/2025
 Buyer Initials _____ Owner Initials [Signature] 7/27/2025

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- | | Yes | No | NR |
|--|-------------------------------------|-------------------------------------|--------------------------|
| F2. Is there an environmental monitoring or mitigation device or system located on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F5. Is the property located in a federal or other designated flood hazard zone? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Is there a current flood insurance policy covering the property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is there a flood or FEMA elevation certificate for the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

Carries a flood policy but in X zone

**SECTION G.
MISCELLANEOUS**

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____	Owner Initials <u>AW</u>	7/27/2025
Buyer Initials _____	Owner Initials <u>EDW</u>	7/27/2025

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SECTION H. OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

If "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Andrew C. West Andrew C. West Date 7/27/2025

Owner Signature: Karen D. West Karen D. West Date 7/27/2025

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____



**STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT**

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 109 SE 44th St., Oak Island, NC 28465

Owner's Name(s): Andrew C. West, Karen D. West

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Signed by: [Signature]
Owner Signature: Andrew C. West Date 7/27/2025

Signed by: [Signature]
Owner Signature: Karen D. West Date 7/27/2025

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____



TOWN OF OAK ISLAND TAX NOTICE

If you have sold this real property assessed to you, please forward the "Tax Statement" to the new owner. Delinquent taxes are advertised in the name of the record owner on the date the property tax became delinquent.

DUE DATE: Property taxes are due and payable upon receipt and delinquent if not paid by **January 5, 2025**

In accordance with the local legislation passed by the N.C. General Assembly in 2009, the Town of Oak Island established a Sewer Treatment District to include all properties that benefit (or could potentially benefit) from the availability of sewerage treatment. The Town charges a Sewer District Fee (SDF) to all parcels within the district to pay the annual debt service on the system. The Town Council evaluates this fee and takes action to set the amount prior to July 1 each year. As defined in the enabling legislation, fee is collected in the same manner as ad valorem taxes.

The tax bill displays a summarized version of all credits made to the account prior to billing.

WEST ANDREW C ETUX
109 SE 44TH ST
OAK ISLAND, NC 28465

YEAR	ACCOUNT	BILL NUMBER	PARCEL ID	LOTS/ ACRES	DESCRIPTION
2024	80072754	162842.0	235MF022		L-9 B-156 S-N1 LB PLA

SDF = Sewer District Fee

TAXES LEVIED				
VALUATION	DESCRIPTION	RATE	AMOUNT	
Real Property	City Tax	0.13000		905.78
	Sand Fund	0.03000		209.02
	Sewer District Fee			601.78
	PAYMENTS			\$1,716.58
TOTAL				\$696,750.00

DETACH AND RETAIN TOP PORTION FOR YOUR RECORDS PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT

2024 TOWN OF OAK ISLAND

YEAR/ ACCOUNT NO.	BILL NUMBER	PARCEL ID	AMOUNT DUE IF PAID BY DUE DATE
2024 80072754	162842.0	235MF022	\$0.00
			AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND REMIT TO:

WEST ANDREW C ETUX
109 SE 44TH ST
OAK ISLAND, NC 28465

OAK ISLAND TAX COLLECTOR
4601 E OAK ISLAND DR
OAK ISLAND, NC 28465-5211

2024162842

109 SE 44th Street | Oak Island, NC Features

- Quality construction by Buff Builders, storm resistant windows up to 175 mph; construction completed 28 December 2017
- 1550 square feet of heated/air-conditioned space, plus screened in porch, covered front porch and rear deck
- Beautiful cherry wood flooring throughout with stone tile in the bathrooms and laundry
- Coffered ceiling in family room and master bedroom; rounded corners throughout house
- 6 ceiling fans throughout the house; 3 fans outdoors
- Electric wall mounted fireplace in family room
- Nest Thermostat - WIFI enabled
- Custom shutters throughout main living area; custom cordless blinds in all bedrooms
- 3 bedrooms with custom shelving in closets
- Master bedroom with ensuite; two guest bedrooms with shared bath
- GE appliances (stove, dishwasher, refrigerator, washer & dryer)
- Quartz countertops in kitchen and bathrooms
- Tankless water heater
- 6 ft fence around back yard
- Outdoor sitting/entertainment area under the house with Jacuzzi hot tub/spa
- Outdoor private shower with hot and cold water
- Outdoor 10x10 ft. storage building; reinforced for high winds
- Beautifully landscaped yard with palms trees and islands
- In ground sprinkler and drip line system with well and pump
- Whole house water filtration system including PFAS water filtration faucet in kitchen
- Whole house electrical surge protection system
- Leaf gutter guards
- SimpliSafe Security System with 1 interior and 2 exterior cameras plus a doorbell camera. System monitored 24/7 for \$19.95 per month including camera recordings
- Sheltered front stair case to family room front door and exterior marine elevator with canopy top to kitchen rear door and deck
- Ideal location 3 blocks from the ocean/beach and 2 blocks from Middleton Park with splash pad, pirate ship, and numerous OKI events (concerts, festivals, farmers markets)

Betterments to Original House

Item	Cost	Year
Leaf Gutter Guards	\$2,268	2018
Custom Interior Shutters	\$1,631	2018
Custom Blinds	\$647	2018
Driveway Extension	\$1,575	2019
Electrical enhancements ¹	\$1,100	2019
Electric Fireplace	\$300	2019
SimpliSafe security system with 4 cameras	\$865	2020
NEST Thermostat	\$266	2020
Porch Swing	\$176	2020
Modular Closets	\$1,670	2021
Lift-It Elevator	\$11,000	2021
Added Cabinets in Kitchen, Laundry, MBR	\$1,444	2021
WOW Whole House Filtration System	\$2,545	2021
PFAS filtration system for kitchen sink	\$800	2021
Leonard Storage Building	\$5,987	2022
Electrical Enhancements and Protection ²	\$2,094	2023
Cabinet pull-outs (4 ea)	\$240	2023
6 Ft. Fence around back yard	\$8,700	2023
Jacuzzi Hot Tub/Spa	\$8,000	2023
Landscaping Enhancements	\$562	2018 - 2025
Dining room wall unit/cabinet	\$541	2025
3 rd BR/Study wall unit	\$640	2025
	\$53,051.00	

- 1 Outside spot lights front and back; ceiling fan in kitchen and master bath
- 2 Two electrical outlets under house for spa, fan and lights; whole house surge protector