

Property Updates & Condition

Almost everything in the home is new. The only items not replaced since purchase are:

- Carpet in the bedrooms
- Flooring in the bathrooms
- Microwave & refrigerator
- Washing machine
- Toilets
- Roof & Windows
- HVAC

Major Systems:

- Hot Water Heater – *New in 2024*
- HVAC – *2016*
- Roof – *Approx. 15 years old*
- Windows – *Replaced at some point (date unknown)*
- Electric – *Extensive updates completed; interior panel not replaced but nearly everything else has been addressed*
- Rescreened back porch & new screen door – *2025*

Investment in Improvements

We've invested **\$44,000** into the house, covering:

- Deck repairs
- Electrical & plumbing updates
- Full interior repaint
- New lighting & vanities
- All new switches & switch plates
- New furniture & décor
- Fully equipped kitchen
- Beach gear, games, bikes, and outdoor furniture
(Nothing from the prior owner was kept.)

Ongoing Expenses

- **Lawn Care:** \$35 per mowing, weekly from mid-April through Oct/Nov. (Our neighbor Bill handles this and also offers weed spraying/driveway treatments at a very reasonable extra fee.)
- **Internet:** \$882/year
- **Water/Sewer/Trash (2024 partial year):** \$954.22
- **Electricity (2024 partial year):** \$724.90

Conveyances

Everything conveys **except:**

- Pink fish end table (family room)
- Whale end table (family room)
- Four tall Adirondack chairs (front porch)
- Mrs. Pacman machine