

292 Main Street, Southwest Harbor, ME 04679-4240

Summary of Upgrades and Improvements

Main House:

A. Prior Owner (Previous Disclosure)

- 2012 – Windows replaced
- 2018 – House repainted and shingle repaired by All Points Fine Finishing
- 2018 – New wooden gutters

B. Current (2026)

- Added New Heat Pumps (4) – Living Room and 3 Bedrooms
- Full Kitchen Remodel
 - New cabinets
 - New countertops
 - New appliances (except gas stove)
 - New flooring and finishes
- Main Bathroom Remodel
 - New fixtures — shower, toilet, vanity, faucet, lighting etc.
 - New flooring and finishes
- Added Half Bathroom
 - New plumbing, electrical and ventilation
 - New fixtures — toilet, vanity, faucet, lighting etc.
 - New flooring and finishes
- Hardwood Floors Refinished Throughout the House
- Fresh Interior Paint Throughout the House
- Restained Interior Stairs, Trim and Doors
- New Light Fixtures
- New Deck
- New Exterior Paint (touch-ups and trim)
- Minor Roof Repairs (some shingles replaced)
- Electrical Updates
 - Full upgrade from 100 Amp to 200 Amp
 - New meter and panel to accommodate upgrade

- Plumbing Updates
- New Exterior Entrance Door

Studio:

A. Prior Owner (Previous Disclosure)

- 2001 – Garage converted to a studio
- 2001 – Electrical done by HG Reeds
- 2018 – Studio repainted by All Points Fine Finishing
- 2024 – New roof

B. Current (2026)

- Leveling ground floor and foundation
 - New slab poured inside
 - Rot in walls and exterior removed and replaced
- Drainage improvements
 - Perimeter drainage installed around the structure
 - Yard regraded to improve parking and divert water away from the house
- Fully conversion to 1-bedroom efficiency apartment
 - Full electrical upgrade from 60 Amp to 100 Amp
 - Plumbing additions to support a bathroom and kitchen
 - New bathroom
 - New kitchen
 - Updated upstairs bedroom / loft
 - Updated windows to meet egress code
 - Fresh interior paint
 - New flooring throughout
 - New finishes throughout
 - New exterior entrance door