

186 Orrin Road Timeline and Home Info

2022-2023 - Home extension constructed from ground up, roof installed
2023 - Delivery shed constructed
2023 - Jackery solar system purchased
2023 - Well house constructed
2023 - Woodshed constructed
2023-2025 - Exterior insulation and siding installed
2024 - Interior insulation, wiring, flooring, and ceiling installed in home extension
2024 - Outhouse refurbished, inside and out
2025 - Roof replaced on original (west) side of home
2025 - Shower house constructed
2025 - Workshop - reconstructed floor and supports, installed steps and porch
2026 - Stairs to front porch constructed
2026 - Studio painted
2026 - Installed carport 12ftx20ft

Home is off-grid. Jackery Power Station 6000kw system provides power. The battery system is charged with a combination of 400 watt solar panels and a Predator 3500 portable generator. The system is not hard-wired. In addition to the primary battery bank, there is a mobile Jackery Explorer 300 that can be moved around to provide power to the outbuildings and different parts of the home.

When the extension was constructed, wiring was installed throughout the addition. The bonus room was conceived as a utility room and it has space for an electrical panel and CFCI outlets throughout, should a buyer wish to connect to a different off-grid system or to the power at the road.

Well water is drawn with a hand pump and stored in jugs for use. Three 5 gallon jugs and one 50 gallon jug convey. Should a buyer wish to install an electric well pump without connecting to the grid, the generator could provide power.

There is no plumbing in the home. There is a detached wash tub for dishes. The bathroom has a portable Joolca GottaGo Eco toilet as well as the exterior outhouse.

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The bathroom sink and tub do not have plumbing connections. The bathroom was designed for plumbing to be installed should a buyer wish to update.

Septic design created in 1998 and on file with the town. There are stakes on the property that correlate with the design. Design may need renewal, due to age.

Shower is with a Joolca HOTTAP Portable Hot Water System, which operates with propane, 5 gallon tank.

The gas range operates with propane, 5 gallon tank.

The kitchen wood stove heats up fast and is used to take the chill off, while the living room wood stove serves as the primary heat source. The stove in the studio needs a door adjustment and has not been used by sellers. The stove in the shower house was originally used in the home and is not currently connected. Several cords of firewood are onsite, mostly processed, all seasoned. A wood splitter and wood chipper (which both may need servicing) and splitting axe, can convey as well.

There is a projector and retractable screen for movie nights.

There is a vintage 1949 Vagabond Commander Travel Trailer onsite. Needs recommissioning, could be converted into additional accommodations or a short term rental.

Home can convey with furnishings and other personal property (kitchenware, linens, home maintenance items, etc) if desired.

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