

195 Ficketts Point Building Information

Year Built: 1992 (original cottage)

Purchased: 2017 w/1.86 acres of property (deeded recreational easement to water)

2025 Property Taxes: \$4,791.15 (entire structure)

2018 Renovation (cottage only at that time)

- new kitchen w/new appliances and granite countertops
- new bamboo flooring on first floor
- new 1st floor bathroom w/walk-in tiled shower
- whole cottage painted, including doors, window trim and stairs

2020-2022 Addition Construction

- 2020 Addition
 - Dirt work to build 30' retainer wall and circular driveway
 - Drainage system around building
 - Poured concrete walls
- 2021 Addition
 - Dried in w/all windows & doors (high-impact)
 - Wood siding, primed and painted
 - 25-year warranted roof shingles
 - Two new furnaces (one in cottage, one in addition)
 - Updated plumbing for cottage, new plumbing for addition
 - New septic system and leach field (both structures)
 - Buried electrical cables to power pole (both structures)
- 2022 Both
 - Interior finishes in addition
 - Custom woodwork, shelves and cubby wall
 - Solid wood walnut floors
 - 70" fans in studio
 - Heat Pump in Studio
 - Barn board
 - Tie rods (engineered for structural stability)
 - Sky light solar shades (Velux)
 - Cordless blinds and shades throughout entire building
 - Coastal/Industrial lighting
 - ½ bath in addition and garage utility bath completed
 - Commercial stainless sinks in garage and office in studio

- Interior Upgrades in Cottage
 - New doors and windows (high-impact sliding door and picture window)
 - New shades and blinds
 - New washer/dryer
 - New laundry room
- Exterior Upgrades for Cottage
 - New Siding
 - New roof
 - New front entry
 - New front porch w/privacy screening
 - Fenced-in garden (6' chain link)
- Exterior for Both
 - New all-weather decking w/cable and rail systems
 - Granite garden beds installed w/8' deer fencing and antique garden door supported by historic barn beams
 - Rock wall (cottage side of driveway)
 - All exterior lighting, including flood lights
 - Driveway finished w/recycled asphalt product ('22 & '23)
- 2024 Both
 - Cottage loft closed in w/interior doors & barn door
 - Bi-Fold barn doors installed in studio space
 - Full basement bath completed w/paint, vanity and tile (needs fixtures installed)
 - Vinyl all weather flooring installed in basement room
 - Generac all-house Generator w/circuit breaker installed

Property to Convey – Not Convey

CONVEYING WITH SALE:

ALL furniture AND Washer/Dryer, EXCEPT:

1. Two barrel chairs and small blue table in studio
2. Blue dresser/bar cabinet in studio
3. Piano in studio
4. Antique chest in cottage
5. Antique bench in cottage
6. Antique chair, drafting table and ironing board in large garage