

## List of improvements since 2022 and included Personal Property with Sale

New Pier Dock Lighting 2024  
Rebuilt Dock Ramp 2023  
New vertical outside support posts replaced 2023  
New Appliances: 2024  
6 Burner Wolf Propane Oven  
Bosch Side by Side Fridge/Freezer  
Frigidaire Dish Washer  
LG Oversize Washer/Dryer 2025  
New 16K, 12K, and 10K Electric Mitsubishi Heat/AC pumps 2024  
Anderson Double Pane Large Picture Windows x2 (New Construction) 2023  
Corning Hurricane Roof (All previous shingles removed, new drip edge) all new pipes and chimney flashings 2024  
Landings/Decking/shed Ramp all replaced 2023  
New Upright storage Freezers x2 Basement 2024  
New Light fixtures 2023  
All new interior outlets and wiring (color change) 2023  
Interior Painting 2023 - 2026  
Toilets Replaced, Bathroom Fixtures replaced, New Faucets 2024  
New Generac 26KW propane automatic generator with 3x100 dedicated propane Tanks 2025  
New Hot water heater (hybrid pump) 2024  
New 80 Gallon whole house water holding tank 2025  
New whole house water filtration system 2025  
All external house trim repainted and color change 2025  
New construction Large rear yard Deck synthetic wood stain resistant 2026  
New Fiberglass wood appearance insulated outer doors x3 2026  
Boat Ramp rebuilt - stone 2025  
20,000 lb boat hauling winch installed 2025  
Dock pier cross member supports replaced 2026  
Newer Storm Windows all windows  
New Big Kahuna Aluminum Dock Cart 2025  
New 115 Yamaha SHO outboard motor for 19 Boston Whaler 2023  
Deep water mooring completely rebuilt from mooring up 2025  
Furnishings are a mix of new and restored