

# Recent Upgrades

Cistern	3500 Gallon	\$ 5,000.00
System	Pump System Hook Up installed Sept 2022	\$ 10,000.00
Electrical	Bunkie & Outbuilding - to code	\$ 5,000.00
Insulation, Walls, Paint & Finishing	Bunkie & Outbuilding	\$ 7,000.00
Laundry - Install Washer Dryer	Outbuilding ventilated to code electrical	\$ 3,000.00
Second Bath, Shower & Sink	Outbuilding - plumbed - second water system installed	\$ 2,000.00
Flooring & Sub Floor, Trim	Outbuilding & Bunkie	\$ 4,000.00
Loft	Installed & Ladder	\$ 2,000.00
Forest Clearing and Landscaping	Completed	\$ 3,000.00
Culvert	Delivered Lower Parcel for Install and Usage	\$ 2,000.00
Deer Fencing	1 acre parcel & privacy screening	\$ 7,000.00
Gates	Three Gates built and installed	\$ 1,000.00
Garden	Garden Beds built and installed	\$ 600.00
Rain Catchment	Installed & Collection Setup with hoses/garden access	\$ 1,000.00
Gutters - Replaced and Installed	Outbuildings and Main House	\$ 1,000.00
Fire Pit & Trees	Olives, Apples, Cherries, Peaches, Plums and Pears	\$ 800.00
Trees	Multiple Firs, Pines & Trees Planted	\$ 500.00
Electrical & water to outbuildings	done to code - completed & installed spring 2022	\$ 3,000.00
Main Home	Repainted and updated inside of cabin	\$ 2,000.00
Main Home	All new light fixtures	\$ 800.00
Bathroom Updates	Shower Install, Bidet Install and Paint & Refinished	\$ 800.00
Trees	All trees have been checked and fell (if a danger) Fall 2022	\$ 800.00
Total Upgrade costs:		\$ 62,300.00

# List of Exclusions

- Picnic Table
- TVs
- Robes
- A few of the paintings
- Gnomes
- Books
- Games
- Side table (ceramic beside couch)
- Coffee Machines
- Tools (may leave some) but take majority
- Water Toys
- Bow & Arrows
- Cleaning Supplies
- \*May take some bedding & pillows TBD\*
- Blankets
- Salad Bowl
- Nutribullet
- Food & Such
- Security Cameras
- Lawn Chairs (negotiable but may bring)
- Dinghy
- Garden Tools
- Yard Games
- Personal Things Under House