

Here are some thoughts and information from where the seller left off with Hawthorne:

Options:

1. Remodel main house into a 3/2 while converting the detached structure into what the city said to call a "Pool House" similar to a grandmother addition (can have bedroom, bathroom, heating/air, counters, sink, frig just no stove/oven). All shown on plans 95% complete.
1. Split the lot, tear down existing structures and build two homes.
2. Remodel the main house and convert the detached structure into an SDU (would require hooking up to city sewer).

The septic system passed and the city would not require it to be abandoned if doing option 1 but requires a letter from the county saying system doesn't have to be abandoned.

At least the main home needs foundation work.

Was expecting to put \$110-\$120K of material costs doing work myself. Option 1 would make the total square footage just under 2,000 on a .43 acre lot.

There are two well built bunkers on property, one under the detached studio (Pool House) and one under the back workshop. The one under the studio was going to be utilized as underground storage/bonus room with a spiral staircase leading down from bedroom; this allows for ample room for storage and bonus use. The back underground bunker could be marketed as a wine cellar, underground storage or "Man Cave".

Will provide septic report and energy calcs already completed to submit w/ city plans.

Blueprints submitted to city is for a 3/2 main home and a pool house guest unit. City provided a list of to-do's before final approval, available upon request.