

SELLER UPDATES

- FULL BATH ON MAIN LEVEL (THE ONE WITH THE BATHTUB) UPDATED ABOUT 5 YEARS AGO
- LAMINATE LOOK FLOORING IN LOWER LEVEL IS 2 YEARS OLD.
- DRIVEWAY IS 5 YEARS OLD.
- NEW GARAGE DOORS 6 OR 7 YEARS AGO.
- ALL 3 ELECTRICAL PANELS UPDATED IN 2024.
- THERE ARE 3 MOTORS: ONE FOR THE WATERFALL, ONE FOR THE HOT TUB AND ONE FOR THE POOL - ALL 3 ARE NEW IN 2025. THERE IS A FUSE SWITCH IN THE BREAKER TO TURN ON AND OFF.
- BOTH PRESSURE POTS NEW IN 2026
- NEW WELL 2025 THAT CAN PUMP APPROXIMATELY 12 TO 13 GALLONS A MINUTE
- FULL BATH ON MAIN LEVEL (THE ONE WITH THE BATHTUB) UPDATED ABOUT 5 YEARS AGO
- BOILER FOR THE HOUSE IS 5 YEARS OLD
- CENTRAL AIR IS 5 YEARS OLD FOR HOUSE
- WATER HEATER IS 5 YEARS OLD
- NEWER MOEN FLO SMART WATER MONITOR AND SHUTOFF SYSTEM. THIS WATER SYSTEM IS A WHOLE HOUSE SYSTEM THAT SENSES FOR EXAMPLE, IF THE BOILER OR WATER HEATER IS USING TOO MUCH WATER (DUE TO A BROKEN PIPE OR LEAK IN THE SYSTEM) AND IT AUTOMATICALLY SHUTS THE WATER DOWN TO PREVENT FURTHER LEAKING. YOU MIGHT BE ELIGIBLE FOR A DISCOUNT ON YOUR HOMEOWNER'S INSURANCE POLICY BECAUSE IT IS INSTALLED. CHECK WITH YOUR PARTICULAR INSURANCE PROVIDER.
- ROOF ABOUT 16 YEARS OLD AND THE SHINGLES ARE PRESIDENTIAL SHINGLES.
- GENERAL INFO:
- FORCED AIR HEAT IN THE POOL AREA ONLY. ELSEWHERE HYDRONIC HEAT. CENTRAL AIR EVERYWHERE EXCEPT IN POOL AREA.
- THE OUTSIDE CARRIAGE LIGHTS ARE ON A TIMER TO COME ON AT NIGHT AND TURN OFF IN THE MORNING.
- ADT SYSTEM IN PLACE
- POOL 12 FEET DEEP AT THE DEEP END AND ABOUT 3 FEET DEEP ON THE SHALLOW END (THE END WITH THE STAIRS)