House features / updates:

- New high efficiency heat pump (2026) keeps the summers cool and the shoulder seasons warm. The heat pump can also dehumidify or circulate air throughout the house to distribute heat from the woodstove.

- New high efficiency Hearthstone woodstove with outside air intake (2025) makes the winter cozy! Adjacent wood storage closet (2022) connects to the garage for easy firewood transfer.

- New roof insulation (up to R60) throughout the entire house and new continuous wall insulation (up to R20) on the north half of the house, in the upstairs closets and in the family room keeps the heat inside (2022 - 2026)

- Velux skylights (2022) are double pane, Low-E coated and power operated (east facing) or non-venting (west facing).

- The family room's Lego loft was conceived as a fun place for kids to work/play with access through their room via a hobbit door.

- French drain with exterior insulation and stairwell door keeps the basement dry and warm (2023).

- Large natural slate tile with super durable epoxy grout leads from the entry through the kitchen.

- Quartersawn heartwood pine floors from sustainable forests in Alabama were installed throughout much of the rest of the house (2021)
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- New kitchen layout was designed in collaboration with a local architect and features better connection to the breakfast area and family room, as well as, more counter space, a peninsula with seating, a gas stove, a copper kitchen vent, a pantry, historic-style exposed joist ceiling, and quartz, butcher block and copper (naturally antimicrobial) countertops (2021).

- First floor bedroom on-suite also opens to the kitchen allowing this 2 bathroom house to function like a 2.5 bathroom house.

- Built-in family room sideboard secretly hides a switch for the skylights, a recycling area, and a cat feeding area (that doubles as a bookshelf; 2022).

- Built-in dining room hutch has under cabinet lighting and a pocket door (2025).

- Updated bathrooms feature long-lasting Kohler and Moen hardware (2026).
- Upstairs bathroom has a high cfm bathroom fan (2022) and a heated towel rack, both with timer switches.
- Interconnected wired fire alarms
- Sound deadening insulation installed in the walls and floor of the primary bedroom plus the kitchen ceiling.
- Bedroom closets were upgraded with lights and custom organization solutions featuring the Elfa shelving system (2026).
- Newer roof and windows with unknown install dates.
- Basement has a large rec room with fireplace and a multi-purpose room that currently houses a maker-space, gym, and lounge.
- New water heater (2025), recent boiler service preemptively replaced two valves and the controller (2025).
- New double padded carpet installed on the upstairs landing and basement rec room (2026).
- New 200 amp breaker panel (2021) and other electrical upgrades including efficient lighting and new switches/outlets installed throughout the house.
- All major updates were inspected and permitted by the City of Ferrysburg
- Property was originally platted as two lots that could be subdivided (pending approvals)