

Home Renovations & Updates

All Information provided by sellers

First Floor

- New Front Entry - created 2019
- Two Marvin integrity double hung windows
- 8' custom glass panel double doors with oil bronze hinges
- Shiplap walls
- 9" x 11" Italian Esagona porcelain hexagon tile
- Wood ceiling with crown molding and [Arhaus] chandelier
- New interior custom Marvin door with oil bronze hinges

Main Entry Hall & Front Living Room - 2019

- Installed wood flooring with Ark Vitla Series 6.5" wide x .38" thick pre-engineered flooring [Color: Oak Quartz]
- Added tile insert in Main Hallway Entry using Island Stone Random Squares Tan Marble porcelain tile
- Installed 'wooden' chandelier [Restoration Hardware]
- Living room - Installed wood crown molding as well as new custom base, window and door trim and added chandelier and wall sconce [Horchow]

Kitchen & Pantry (*includes complete configuration*) - 2020

- Custom designed ceiling detail
- Italian hexagon porcelain floor tile
- Custom cabinets. Crystal Keyline Breckenridge solid maple with mushroom finish & black highlight hand glaze with flat sheen top coat. All soft close doors & draws. Upper cabinets extra deep @ 14"
- Amerock decorative cabinet hardware, fantasy brown marble counter tops & back splash with leather finish
- Kitchen Island with 1.5" thick black walnut counter top with OG edge
- Three - Frankie Stainless Steel under mount sinks at main counter, pantry & island
- Thermador Professional Series Stainless Steel appliances with "home connect" option

Kitchen & Pantry 2020 continued:

- Included 48" Pro Harmony Range fueled by propane, six burners, griddle and two ovens
- 51" professional exhaust hood, steel Emerald dishwasher, 30" Fresh Food Freedom collection refrigerator, 18" Freedom Collection freezer column, 2 InSinkErators (main and island sink), GE Microwave with Browner.
- Brizo handle faucets at all sinks
- 12"x 12" Italian decorative porcelain tile at Range back splash.
- Built in toe-kick heating fan
- All new lighting
- New door and window trim to match other locations

Great Room – 2019/2021

- Sand & finish original oak hardwood flooring which includes inlaid directional hardwood
- Added (2) electric floor outlets with brass covers
- New baseboard heat, new lighting, and new plaster
- Custom door and window trim throughout
- Added custom designed ceiling detail and wall detail
- Replaced three exterior glass doors leading to deck
- Installed wood burning insert inside the fireplace with custom metal surround [Cassidy Brothers] and hexagon porcelain floor tile hearth with Chicago brick porcelain tile surround
- Designed and installed plaster fireplace mantel
- Upgraded back stairwell baluster with black walnut hand rail, and pattern carpet on stair treads & risers to match Great Room Area carpet

Office - 2019/2020

- Created glass wall with rolling hardware including (2) entry doors
- Design and create ceiling & wall detail
- Added new lighting
- Sand & finish existing oak hardwood flooring
- Add new baseboard heat

Full Bath - created 2019/2020

- Italian hexagon porcelain Floor Tile and Chicago Porcelain wall tile on sink wall
- Oak vanity [Restoration Hardware] with Decolav vessel sink and Mirabelle Edenton Single-Handle Vessel Filler Faucet
- New Kohler Toilet
- Runtel Heating Unit
- Glass shower enclosure with 6"x 12" tumble marble wall tile and 1" hexagon white Carrera Marble Floor tile

Bath ½ - 2019

- New Kohler toilet
- Town Square pedestal sink [American Standard] with faucets
- New hexagon porcelain floor tile
- New lighting and wood ceiling detail with crown molding

Garage Entry - renovation 2019

- Included new double closet, new lighting & new hexagon floor tile

Gallery (access to Owners Barn) - 2020

- New Italian large format 18" x 36" porcelain floor tile over forced hot water radiant floor heating system
- Custom design and installed ceiling detail
- (3) New Marvin Integrity glass doors, one to the rear garden, one to the driveway and one leading to pantry

Second Floor- Renovations 2015

- Installed all new Ark pre-engineered wood flooring.
- Custom Base and Door Trim
- All new lighting fixtures in hallways, bedrooms and closets.
- Created a changing room / walk-in closet or 2nd office by 'European Closet Design'
- Note: Ample storage in all closets and access roof eve storage areas. Pull down ladder for attic access housing (2) AC evaporator units
- Created laundry closet with Whirlpool Duet Washer and Dryer

Two Full Baths

- Installed Island Stone Random Square Tan Marble Floor tile in both baths
- Installed 12"x24" Bianco Ossigeno Italian Porcelain Rectified Glazed Natural Finish Tile full height on all walls in both baths
- New Kohler toilets
- Glass shower enclosure in primary bath. Glass shower enclosure in family bath with soaking tub
- Zinc wrapped vanities [Restoration Hardware] with double vessel sinks [Decolav] and Mirabelle faucets
- All new lighting

Basement

- 2015 replaced 50 gallon Top Performer Indirect Water Heater
- 2015 added carpet tile, vinyl tile and paint
- 2014 replaced new head on water filtration system.
- 2019-2020 During renovation work, shut off valves added to existing and new plumbing

Exterior

- 2017 upgrade roof with Timberline HD Shingles Saddlewood Ranch, including Metal Roofing details with 24 gauge steel standing seam panel system Classic Bronze. Used all copper trim molding in all valleys
- 2019 upgrade siding with Certainteed Monogram 7" Cedar Impressions including all trim
- Replaced gutters and downspouts with custom color bronze powder coated
- 2019 upgrade porch columns, porch ceilings and flooring
- 2019 upgrade back decking with Trex material as well as new decking at front entry
- 2019 upgraded triple door unit at back deck with Marvin custom unit
- 2019 added Marvin custom integrity window with transom in the garage
- Created exterior overhang above driveway door, trimmed with (2) antique wood corbels
- Replaced exterior siding with Borel Versetta Stone on both the front driveway side and rear garden side. Exterior door hardware is Emtek Assa Abloy.
- 2014 Upgraded "doll house" chimney to stainless steel. Note: "Doll House" in rear of main residence, houses (2) furnaces and (2) oil tanks servicing the Main Residence
- 2020 Upgrade line for oil tanks to furnace located in the "doll house"

Apartment, Outbuilding, Barns & Equine Amenities & Updates

Owner's Three Stall Barn – Attached to Residence

- Attached to gallery of main home & accessed through home or exterior barn doors
- Three stalls
- Heated tack room
- Heated grain room
- Grooming stall
- Hay loft
- 2019 Installed new ¾" thick black rubber flooring in aisle and grooming stalls
- 2017 Installed carpet in loft for function (wedding)

Main Barn

- Nine [9] stalls + two [2] grooming stalls
- Heated ½ bath (toilet replaced 2019)
- Heated Tack Room with sink and heated Grain Room
- Commercial heated wash stall
- Hayloft
- 2015 polyurethane barn walls and painted the black grill work
- 2018 Installed new ¾" black rubber flooring in aisle & grooming stalls
- New vinyl tile in grain room along with adding a storage cabinet
- 2021 upgraded the (2) aisle water faucet hose bibs with all-weather type
- 2015 added 'non-slip' vinyl stair treads to hayloft stairwell
- 2020 added new lighting source in hayloft stairwell & replaced rocker switch
- 2015 added saddle & bridle racks in tack room
- 2016 added (5) custom screen doors in main barn aisle entry doors
- Note: There is an exhaust fan located in the cupola for the Hayloft. There is also an "insect" system installed by previous owner, but never used

Two Bedroom Apartment over Main Barn

- Located on second floor of main barn
- Approximately 1,200 sq ft with 2 bedrooms, 1 bath, kitchen, living and dining open concept. Rear deck with separate entrance
- 2018: Installed LVT cork back vinyl plank flooring over existing oak hardwood flooring
- Installed pebble stone tile, new vanity, toilet, sink, faucet & shower valve
- Installed repurposed cherry kitchen cabinets including granite top island, new counter tops, new kitchen sink with faucet, appliances (6 years old): electric range, dishwasher, microwave, refrigerator, washer & dryer and some new lighting
- New privacy shades
- Painted entire interior
- 2020 Replaced hot water heater and new drain pan
- 2017 Replace relay switch for electric heat
- Separate meter from main home

3-Bay Utility Garage with 2 attached oversized shed-rows & 2 additional stalls

- Two horse stalls including one foaling stall
- Room for additional stalls
- Water hydrant and storage for oversized vehicles and equipment within the 3-bays
- 2018 replace springs in one of the 10-foot overhead doors
- Note: Three-bay houses the sprinkler system for the outdoor riding ring

Indoor Riding Arena

- 72' x 184' Arena with GGT footing
- Full tongue and groove pine walls, floor to ceiling and excellent multizone lighting and water hydrant
- Attached garage with 9 ft door for storage and/or additional vehicles/equipment. Has direct access to the arena and may have option to create a viewing room

Outdoor Riding Arena

- 100 x 200
- Footing – mainly stonedust

Miscellaneous Updates and Features

- Entire interior of the home has been painted. Interior door hardware replaced with Baldwin Bronze oval knobs.
- 2019 New Roof , Certainteed siding & trim, with new footing for (3) shed row buildings
- 2019 New Certainteed siding & trim on Main Barn, and 3-Bay Garage with (2) attached shed rows
- 2014 Replaced well pump. This is the water source for the entire property
- 6” granite post & mail box with reflective letters [Yankee Mail Box]
- Four new lantern heads to improve lighting along the driveway [Crown Electric]
Note: one lantern post has an additional power source
- 2016 New hot top pavement on driveways and parking lot along with seal coating existing pavement where necessary
- 2017 Small aggregate stone with custom color blend on front driveway by chip seal. Added the same aggregate @ half circle residence driveway in 2020 to match the straight away and soften the vast amount of hot top
- 2021 Crushed stone road installed at wood road to back woods
- Decorative stone added to entry of wood road along driveway. Note: 2021 Land clearing along wood road recently started with intentions of creating a horse jumping course or general land forestry. Note: Wood road leads to ¾ mile galloping “track” where roots and rocks were removed and filled with stone dust
- 2015 Metal entry gates leading to horse paddocks replaced
- 2020 Basket Ball hoop installed in parking area [Mr. Hoop]
- 2019 Exterior Lighting, including: (2) halogen lights on 3-Bay Garage, (5) halogen lights on indoor riding arena, (6) halogen lights on the Main Barn including (1) motion activated light, (3) halogen lights on Main Residence (1) halogen on Owner’s Barn over front doors and (4) decorative lanterns on Main Residence
- 2020 Replaced battery & charging unit for the all-house Generator
- Four bedroom septic for home and apartment with passing Title V
- Three wells on property with one in use, and two dry wells
- Nelson waterers not currently functioning

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