

# FEATURES & IMPROVEMENTS

## 2200 DIVIDE PASS

### MAIN HOUSE

- Fully remodeled with all new appliances
- Two new AC/heat pump systems
- New tankless gas water heater
- Custom cabinets, new flooring, tile, and fixtures throughout
- Updated electrical wiring and plumbing
- Stone fireplace with gas logs
- Foam insulation added under the home and in accessible areas of the renovation
- Additional 200-amp serve added (now 400 amps total)

### WATER & SEPTIC SYSTEMS

- Well depth approx. 650'
- New 2,500-gallon water storage tank
- Replaced water pressure tank
- New Culligan water softener & chlorinator (includes RO filtration in main house and guest house kitchens)
- Replaced old septic system with two new systems (one for main house, one for guest house/cabin/trailer)

### GUEST HOUSE

- Fully updated and remodeled, including 2 added bedrooms and a renovated bathroom
- New Bosch stove, vent hood, and dishwasher
- New refrigerator, washer, and dryer
- Added carport structure

### CABIN

- Updated with a new mini-split AC unit
- Remodeled bathroom with full shower and tankless propane water heater

### EXTERIOR & ADDITIONAL FEATURES

- New fencing along High Forest Dr. and partially down Divide Pass Rd. past the main gate
- New main gate with automatic opener
- Vintage retro-style trailer added to the property
- Replaced underground propane line from main tank to the house
- New concrete pad near main house for future carport, storage, or party pavilion
- Two new Tuff Sheds for tools and storage