

## **CHANGES INSIDE HOUSE:**

1. **New high end kitchen with 42" 100% solid hickory wood cabinetry; recessed under cabinet lighting; higher end granite countertops and backsplash behind range**
2. **2011 new Kohler stainless steel farm sink with new faucet**
3. **All new appliances in 2000 including a trash compactor; Amana frost-free side by side refrigerator with ice and water in door and water filter; Kitchenaid stainless inside dishwasher; under cabinet GE Profile microwave with exhaust fan; Dacor high end flat cook; Kitchenaid double ovens**
4. **Entire downstairs built out since purchase. 100% open concept. We built kitchen, dining, living room, bathroom, bedroom and lanai from scratch. Home was down to studs and added a second layer of under floor for support.**
5. **New Anderson bay windows in kitchen and new glass door. New sliding glass door to lanai**
6. **4 lakeside skylights with power shades for viewing from loft.**
7. **2010 brand new high efficiency furnace by Trane installed with electric air cleaner and photo sensitive lights to aid in clean air**
8. **Santa Fe industrial dehumidifier**
9. **3 air booster fans for loft area to assist in cooling or heating if needed.**
10. **Culligan ironizer system for clean fresh water.**
11. **Yearly maintenance by professional on all equipment**
12. **Opened staircase to loft and new stairs and new log railing up the stairs and in the loft; removed wall which closed off entry to loft**
13. **All new carpet and tile in 2002**
14. **10 Casablanca high end fans**
15. **Custom window treatments in all rooms; wood blinds; wood shutters; etc.**
16. **All windows are Anderson**
17. **Slate floor and enclosed lanai with sliding glass doors; 4 season porch with heat and central air conditioning**
18. **Sony stereo system inside and outside on decks with speakers**
19. **All rooms hard wired for Direct TV and TiVo**
20. **Custom loft bathroom with heated spa tub with air jets for clean safe water; waterfall in tub with granite counter and wall and stones in bath area; rain shower head; waterfall faucet; Kohler sink**
21. **Custom built office with all wood desk and cabinetry with lake view upstairs.**
22. **Floor to ceiling stone fireplace that is either wood burning or gas logs**
23. **Cedar log siding in great room**
24. **Master bath which Jack and Jill's with downstairs has solid hickory cabinetry; brand new 62" long vanity and double Kohler sinks installed in 2011; granite backsplash and granite on cabinet for storage; seamless glass shower stall with granite walls and luxury ¼" tiles on floor; steam system and new computerized shower with hand held and rain shower; all shower and sink equipment is oil rubbed bronze; painted 2011**

## Maytag Neptune

25. Full size one piece stacked washer and dryer with full load capacity encased in a closet to hide away. Located under stairs in bathroom saving space.
26. Large master bedroom on 1<sup>st</sup> floor with seating area and double closet; new door to private deck.
27. Steel garage has electric and overhead garage door; coach lights on timer
28. Slate floor and steps at front of house
29. Lakeside custom outside shower with granite wall and granite base; wood path leads to shower and around back of house

**Great business opportunity: retiring after 15 years building rustic furniture; complete shop with all machinery, saws, tools, etc. from A to Z; dust collection system; large inventory of granite and hard woods. Will train and great price.**

**OUTSIDE CHANGES AND ADDITIONS WHICH WE MADE SINCE PURCHASING HOME:**

1. 10 X 12 RED & WHITE STORAGE BARN BUILT 2005
2. 3 BLACK MAPLE TREES; LILAC TREE; 4 FAT BOY SHRUBS
3. LANDSCAPING SHRUBS 50-60 VARIETIES
4. LOW VOLTAGE HARD WIRED LIGHTS TO BEACH AND ALONG DRIVEWAY
5. WOODEN PATH TO BEACH
6. 2 3' X 6' WHITE FIBERGLASS STORAGE BENCHES ON BEACH
7. 6' X 13' SHELTER ON WEST SIDE OF GARAGE
8. MOORING CAN INSTALLED IN LAKE OUT 4' FOR PONTOON OR JET SKI MOORING
9. 30' X 100' LAND CLEARED ON NORTH END OF PROPERTY OF BRUSH AND TREES AND 60 YARDS OF TOP SOIL AND SODDED
10. NEW SHUTTERS ON ALL WINDOWS AND DOORS
11. NEW COACH LIGHTS ON HOUSE AND BOTH GARAGES WITH TIMERS
12. NEW PROPANE TANK IN 2005 WHICH WE OWN
13. WOODEN PATH IN WOODS TO FRONTAGE ROAD
14. GUTTERS INSTALLED IN 2001
15. UNDERGROUND DRAIN SYSTEM FROM GUTTERS TO WET LANDS
16. NEW 40 YEAR ROOF INSTALLED 2001 WITH ARCHITECTURAL SHINGLES
17. ALL EAVES COVERED IN A NON-MAINTENANCE WHITE IN 2010
18. 2<sup>ND</sup> LEVEL COVERED WITH NO MAINTENANCE GREY SHINGLES IN 2010
19. 2 1/2 CAR STEEL GARAGE BUILT IN 2008
20. SOUTH AREA 20' X 60' CLEARED OF BRUSH AND SODDED AND 4 TREES INSTALLED TO HIDE PROPANE TANK
21. WOOD COVER MADE WITH WELL PUMP TO HIDE SEPTIC TANK ON SIDE OF HOUSE
22. WEST SIDE DECK COVERED WITH ROOF AND STONE PILINGS EXTENDED SOUTH TO BUILD THE OUTDOOR KITCHEN
23. OUTDOOR KITCHEN HAS STAINLESS STEEL GRILL, STAINLESS STEEL SINK, REFRIGERATOR, POWER EXHAUST SYSTEM INSTALLED & GRANITE COUNTER TOPS IN 2001
24. SOUTH DECK COVERED ROOF; STONE FIREPLACE; CARPET; LOG CABIN WALL; FLAT SCREEN ON INSIDE FIREPLACE WALL
25. 2<sup>ND</sup> FLOOR DECK BUILT WITH GLASS AND NO MAINTENANCE RAILS
26. 2 SLIDING GLASS DOORS INSTALLED IN UPSTAIRS GUEST BEDROOM AND OFFICE
27. STONE AND WOOD AROUND HOUSE AND GARAGE PERIMETERS
28. FLAGSTONE PATHS INSTALLED
29. 5 ½ CAR GARAGE (3 ½ ADDED IN 2001); ADDED HEAT AND CENTRAL AIR CONDITIONING IN 2006
30. WOOD BURNING STOVE IN GARAGE ADDED IN 2005

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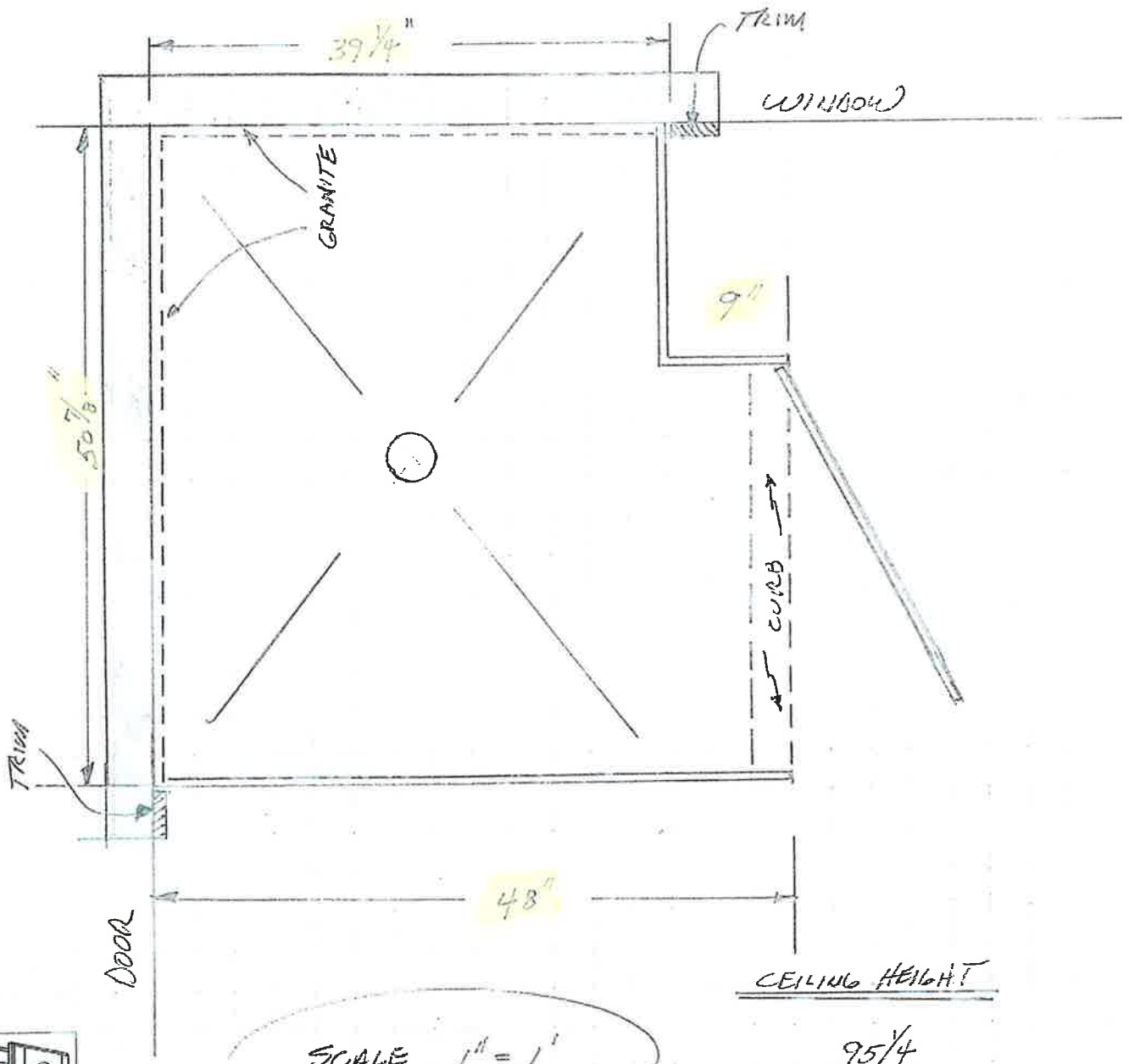
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