

Features List

Items That Will Convey

- Ceiling fixtures
- Window treatments in Dining, Living, Fireplace Rooms & Master Bedroom
- Blinds in MBR and bath
- All bathroom mirrors and cabinets
- Washer & Dryer
- Speakers and sound system on first and ground floors
- Swim tether for pool
- Safe in secure storage room

Furniture & Rugs

- All furnishings subject to negotiated sale

Amenities & Improvements Timeline

- 2014 New Master Bedroom wood floor, crown molding installed, room painted
- 2014 New dishwasher installed
- 2014 ADT security system installed
- 2014 New pool pump, chlorinator and heater installed
- 2014 15 trees removed to open mountain views
- 2014 Drain & drainage pipes installed
- 2014 Fireplace mantle installed
- 2014 Upper terrace stonework repaired and sealed
- 2014 22 acres of land added to "Forestry Use" for tax abatement
- 2014 Gutters & downspouts added and/or repaired
- 2014 New water filter & softener installed
- 2015 Garage door openers replaced
- 2015 Additional insulation added to attic
- 2015 Land remediated to remove extensive wood debris; new meadow graded & planted
- 2015 Retractable awning installed on upper terrace
- 2015 New landscaping added, including cherry & red bud trees, forsythia bushes
- 2015 Long term insect extermination applied
- 2015 Chimney damper installed; chimneys recapped and waterproofed
- 2015 All locks re-keyed to single key
- 2015 Septic system inspected and tank emptied