

ATTRACTIONS:

- Home is fully furnished to include furniture, beds and bedding, kitchen appliances, cookware, dishware, utensils, etc. (see below for items which do not convey)
- Large wind-protected, flat, grassy yard with automatic underground irrigation
- Installed sand separator on irrigation system
- Replaced wooden boat dock with custom aluminum dock with boat lift
- Installed outdoor bbq island with natural gas bbq, side burner and refrigerator
- Remodeled kitchen, new cabinets, sink and appliances; removed kitchen wall to open view to the lake
- Replaced small wooden deck with large redwood deck and lamp pole
- Created a closet for washer and dryer along with new cabinets and countertop. Plumbed to create a future wet bar
- Built enclosure to keep firewood dry and secure
- Separate heating and hot water systems for main and suite addition
- Built block wall along lake to prevent damage from high lake levels and waves
- Living room fireplace piped for natural gas
- Home safe with digital lock

IMPROVEMENTS:

- New hardwood floor in living room
- Replaced both hot water heaters with tankless water heaters
- Remodeled first floor bath with new sink, faucet, and toilet; created walk-in shower
- Installed 50-year roof
- Installed hidden screening on several entrance doors allowing doors to be open without allowing bugs to enter
- Deepened well with new pump
- All new exterior doors
- Installed alarm system and security cameras
- Replaced countertop, sink, appliances, and faucet in upstairs kitchen suite
- Replaced guest bathroom toilet sink, faucet, and cabinet
- New picture window in suite

ITEMS WHICH DO NOT CONVEY

Personal items

Old coot sign from front yard

Wall hangings to include Old coot sign from family room

Artwork Including Bear painting over fireplace

Candelabra, from living room mantle

Eagle clock from suite

Copper items

Wine barrel clock

2 family room table lamps

Master Bedroom table lamp

German hall tree from living room

German shelf from suite

German shelf from game room

German shelf from garage

Bookcase in family room

Hand and power tools

Kayaks and rack

Wine barrel table

Old Coot Barrel half

Patio furniture

Area rugs and runners

Grey shelving in garage

Computer equipment

Electric oil heaters

Spectrum cable equipment

Other items tagged with a green tag