

Home Updates for Broken Halo Ranch - submitted by property owner 7/27/22.

Interior

- Main floor kitchen
 - Knotty Alder cabinets to the ceiling and a 10'x3' granite island.
 - New appliances. Refrigerator not included with sale.
 - Oversized stainless steel kitchen sink.
 - Tile kitchen floor and glass tile backsplash (with glitter grout!)
- Lower level kitchen
 - Granite counters, including a built-in granite bar top.
 - New appliances
 - Laundry located in laundry cabinet
- Bathrooms
 - All tile floors and surrounds.
 - Master bath soaker tub is approximately 6' long and 22" deep.
 - New exhaust fans
- Additional upgrades, and information:
 - Refinished, number 1 grade, oak hardwood floors throughout the main floor dining room, living room, and bedroom; as well as the entire 2nd floor, except the tiled bathroom.
 - Sunroom consists of pine, painted, shiplap, new windows, doors, receptacles, lighting, etc. and provides beautiful views of the sunset
 - Laundry facilities on 2nd floor and in the lower level
 - Two full living rooms and a sitting room in the master suite!
 - All new light fixtures and ceiling fans
 - Closets were built HEAVY duty with cast iron pipe for the racks, and supporting lumber.
 - 3-story fireplace. The fireplaces have been inspected, and cleaned. The fireplaces are not currently up to code for wood burning, however, they are now equipped with power for electric inserts.
 - The main floor living room fireplace has been custom wrapped in metal and all fireplaces have been painted with high temp heat paint.
 - All three mantles were newly built.
 - All drywall is either new or floated - no textured walls
 - Lower level, and sunroom, flooring is waterproof vinyl
 - Stairs to 2nd floor were refinished and reconfigured with new railings and balusters, etc.
 - Stairs to lower level were replaced and include new hand railings.
 - Additional ducts were added in the lower level, and returns were added where needed based on renovated floor plan.
 - Oversized 'Ladies Room' in the lower level includes a sink and separate 8' granite vanity with oversized wall mirror. This area makes for a wonderful dressing room should you offer the property as a wedding venue.
 - Lower level kitchen patio opens to the basement garden.
 - Lower level ceiling is sprayed black.
 - Electric is nearly all new. Again, anything that was existing has been advised good to go. There is no aluminum, all copper.
 - New electric panel, and service change, performed by DEP.
 - New 2nd floor HVAC
 - HVAC for the 1st floor, and lower level, was checked by 3 different companies and deemed perfectly sufficient. The house has 3,300± finished sq ft and now that all remodeling work is complete, the estimated, monthly electric, is \$250, running at 72 degrees.
 - The attic was completely gutted, sterilized, treated by Orkin, and new, blown in insulation. The house was then started on a treatment plan, with Orkin, and there have been no insect or pest issues.
 - During renovation, walls were opened to the studs and were also treated by Orkin.
 - All plumbing is either new or was scoped and deemed in good condition, by Mahn plumbing.
 - New plumbing fixtures and commodes
 - New water softener
 - New 50-gallon water heater; and the plumbing is ran to handle an additional water heater if you so choose in the future.
 - New water filtration system.

Exterior

- New Roof, and flashing on the house, and new roof on garage; 7/21/2022.
- New siding
- New doors
- New windows
- New oversized window wells and new window well drain system.
- New columns
- New shutters
- All tuck pointing completed
- All brick, including chimney, freshly painted and sealed.
- New chimney caps; there are 3. Main water line was replaced.

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- Key code deadbolt from sunroom to kitchen.
- Power and water were trenched to both the barn and the oversized 2 car detached garage.
- The septic was replaced approximately 10 years ago. The house was not lived in for approx. 7 years.... so nearly new septic system.
- All concrete work is new which encompasses the "basement garden" and the beautiful new sidewalks.
 - The basement garden is covered and equipped with a designated spigot and receptacles and ceiling fan. This would be the perfect place for a hot tub, string lights, a fire pit, etc. The concrete walls provides radiant heat, so you still have a cozy are on cool evenings.
- New 28'x12' composite deck providing sunrise views between the 2 magnificent magnolia trees.
- The front porch is solid stone.
- New landscaping beds and the trees have been mulched.
- The mature trees in the yard provide shade and beauty, inclusive of two of the most beautiful magnolia treese, and purple Japanese Maple. The trees are just one, of many aspects, of a legacy farm that cannot be replaced.
- The property was not farmed, nor was the house lived in for several years. The previous 2 owners used the ground for cattle only... which is why the grass and hay is top notch.
- The entire property was brush hogged in 2020, then sprayed and brush hogged in 2021. Now, 2022 we harvested 300, 5x5, tightly wound, hay bales. Note that this was a conservative bale as the property had not been harvested in nearly a decade.
- The fencing is in great shape and the majority of the perimeter is woven wire.
- This farm is not enrolled in any programs with organizations such as, the NRCS or MDC, and therefore, is free of any programs or restrictions.
- There is road access around at least 1/2 of the property, with a formal easement on the portion that runs from calico creek to the corner of the back 80 acres.
- New gravel was hauled in, the road graded, and the trees trimmed, from Calico Creek road to the house, including the driveway.
- There are deer, Turkey, dove, rabbits, and other small game. This has been undisturbed ground for years!
- There are 5 deer stands on the property that are not included with the sale. The stands can be purchased separately.