

## 338 E 6<sup>th</sup> St Improvements

280 Sq ft Insulated/powered Shop with pellet stove

Large storage Shed

HVAC system installed (heat pump, furnace, Central A/C) with 5" merv 11 filtration system.

All new Seamless 5" aluminum gutters

Natural Gas Fireplace (secondary heat source)

Custom stone Fireplace with 65" LED SmartTV (TV/surround sound negotiable

All windows on the house updated to insulated double pane/ plus custom cottage wood new casings

Walk-in Cedar Closet

Outdoor patio /outdoor pergola

Fully fenced property (new fences 90% in last 5 yr)

Heavy duty steel Carport covering (approx 12x15x8)

Updated electrical/ recessed lighting

Approx 300 sq feet of new usable partially finished basement spaces

New walk-in basement access with storage

New flooring and solid wood baseboards in Living Room

Custom stone/tiled shower

Tiled backsplash in kitchen plus pull down flex faucet for pots/pans

Stove new in 2021

Refrigerator 2018

Radon mitigation system x2 fans

Large firepit

New water meter in 2019

Large 50 gal commercial water heater (2019)

New insulation in several parts of the house

New flooring in Master bathroom

Landscaping