

Improvements made to 2834 Paper Mill Road from Sellers

1. Took down several large trees that were too close to the house 2022, 2005, 1999
2. Finished screened porch into indoor living space (this is the room with the fireplace) 1998
3. Built covered deck and mud room areas to access basement from inside the house 1999
4. Opened Kitchen wall to room with fireplace, Opened hall way to room with fireplace, closed off one outside window to bedroom - 2000
5. Built new entrance to home with covered porch upstairs dormer, master bath, dressing room and walk in closet. 2007
6. Enclosed porch and "front door" facing the street to expand living room into large family room with exterior door towards gardens. 2007
7. 2010 Installed new supports and 3 garage doors on what was previously a 2-stall horse barn.
 1. Installed shelving for storage in garage
8. 2012 -Finished loft of garage into efficiency apartment including:
 1. New electric
 2. Connected to water & installed hot water heater
 3. Replaced windows and doors
 4. Installed pellet stove
 5. Insulated
 6. Drywalled/painted
 7. Refinished and oiled original barn wood floors
 8. Installed full bath and kitchenette
 9. Ran cable
 10. Insulated and drywalled ceiling of garage
9. 2014 Guttied second bathroom to studs and replaced:
 1. Floor and shower tile
 2. New tub
 3. New toilet
 4. New Pottery Barn vanity/sink
 5. Built in linen closet
10. 2017
 1. Guttied kitchen down to studs for all walls/floor and ceiling
 1. Reran electric, duct work and water lines
 2. Removed wall between kitchen and dining room
 3. All new insulation, drywall
 4. All new wood-look tile flooring
 5. All new cabinets/counters
 6. New extra thick stainless steel farm sink
 7. New microwave and beverage refrigerator
 2. Removed carpet/flooring from dining room and family room
 1. Leveled and replaced with same wood-look tile for continuity
11. 2018
 1. Installed new exterior lighting and stone accents to garage
12. 2020
 1. New HVAC for main house
13. 2021
 1. Replaced top to well to bring it up to code
 2. Installed new water filtration system
 3. Installed raised bed vegetable garden with deer fence
 4. Installed Raised bed wild-flower garden with deer fence

14. 2022

1. Replaced stairs to loft of garage
2. Second Bedroom (on first floor)
 1. Rearranged walls/closet/doors
 2. New drywall & paint
 3. New wood flooring
 3. New wood-look tile flooring installed in room with fireplace and two hallways.
 4. Removed wall between dining room and hallway with stairs to create open floorplan and create continuous look for all flooring.
 5. Added new siding/rain spouts/ on Garage
 6. Added metal roof over garage doors
 7. Installed two drainage systems to keep water from rainspout flowing away from house
 8. Installed new stone walkway from house to driveway
 9. Installed new fence between house and garage and new stone garden wall.

15. All windows expect one have been replaced

Estimated costs:

1. BGE - \$100 per month
2. Southern States/John Deere - \$300 per. Month propane
3. Lawn treatment service - \$600 per year
4. Comcast service - household wifi, wifi phone line, cable TV \$310 per month