

Additional info
4028 Stewart Rd, Stevenson, MD 21153
Draft: 1 May 2025

Property updates:

House internal:

- Some painting
- Dishwasher to be replaced (new dishwasher ordered, just awaiting delivery and installation)
- TV wallmountings removed
- Living room ceiling fixed after some water damage from upstairs bathroom

House external:

- Roof fixed above kitchen/TV room
- Shutters replaced (two sets)
- Screen doors to back porch replaced. Storm doors added for winter
- Gutters cleaned annually (in spring)
- New water tanks added in April 2025!

Yard/Property:

- Several dead trees removed (in back)
- Large tree on side of house removed due to infection and instability
- Garden cleared (and some plants added but not fully populated)
- Trees next to neighbours house (white house) trimmed in 2024
- Several evergreen trees added at back to complement existing trees

General maintenance:

- Suburban Propane delivers fairly regularly
 - Large tank – full delivery is about \$4k
 - Tank is on lease. New owner will need to transfer which requires some special notary
 - I believe that there is an opportunity to lock in an annual cost per gallon if there is interest
- Ensor water handles all water
 - Annual water services since 2021
 - New water tanks just added (old ones were from 1992)
 - Ensor has historically turned off water outside for winter but owner can do this himself/herself too (there is a key)
 - All shower drains were snaked in April 2023
 - House has been covered by Ensor for some time and I signed up for Ensor's annual program (\$240 per year but get me priority coverage and ~10% off)
- Generator
 - 100% essential

- Has been serviced every 6-12 months since 2021
 - Service schedule listed on generator
 - Add internet to generator in Summer 2022
- Driveway:
 - All fine
 - In winter, snow removal for Stewart Rd is handled privately and all neighbours contribute (about \$50 per snow storm)
 - For 4028 Stewart Rd, Michael Smith (who plows Stewart Rd) also plows the drive at an extra cost
- Deliveries:
 - Small deliveries are left in the big brown box at the bottom of the drive