

# *Exterior*

NEW CONCRETE DRIVEWAY WITH AUTO COURT

AND FRESH GRAVEL EXTENSION

NEW GUTTERS & GUTTER GUARDS

NEW CONCRETE PORCHES

PORCH OUTSIDE SLIDING GLASS DOOR IN KITCHEN

POURED WITH FOUNDATIONAL FOOTERS FOR FUTURE BUILD (SUNROOM,  
SCREENED IN PORCH, ETC.)

COMPLETELY RESTORED EXTERIOR STUCCO & MORTAR ON FIELDSTONE  
AND FIELDSTONE MORTAR ON FIREPLACE

NEW LANDSCAPING

OUTDOOR RING CAMERAS WITH FLOODLIGHTS

AND RING DOORBELLS ON FRONT AND SIDE DOORS

SCHLAGE SECURITY DOORS WITH DEADBOLT KEY SYSTEM AND APP  
CAPABILITIES

NEW DECK OFF 2ND FLOOR PRIMARY BEDROOM W/ CUSTOM PRIVACY SCREEN

BRAND NEW PRIVACY FENCE ON THE BACK RIGHT CORNER

*1234 East 71<sup>st</sup> St*

# *Interior*

NEW ELECTRICAL WIRING W/ 200 AMP PANEL (WITH EXTRA SPACE)

NEW CAN LIGHTING & LIGHT FIXTURES

NEW REAL HARDWOOD FLOORS

2 NEW SEPARATELY ZONED ENERGY EFFICIENT HVAC SYSTEM W/ SMART

THERMOSTAT APP COMPATIBILITY

NEW PLUMBING THROUGHOUT WITH PEX

NEW SEWER LINE FROM THE HOUSE TO THE STREET

NEW WATER HEATER

WATER SOFTENER AND REVERSE OSMOSIS SYSTEM

ORIGINAL RESTORED STUCCO WOOD BURNING FIREPLACE W/ INTERIOR

COMPONENTS & CERTIFIED SAFE

RESTORED INTERIOR AND EXTERIOR PELLA WINDOWS WITH INTERNAL SHADES

AND GLASS DOORS

SOLID 6 PANEL WOOD DOORS

CATHEDRAL CEILINGS AND SKYLIGHTS

DOUBLE OSCILLATING FANS

MAIN FLOOR LAUNDRY ROOM - NEW WASHER, DRYER

CUSTOM WOODWORK THROUGHOUT

USB OUTLETS WITH NIGHT LIGHTS

AMPLE STORAGE WITH CUSTOM BUILT IN CLOSETS AND GARAGE SPACE

LIVE EDGE WOOD SHELVING THROUGHOUT

HEATED GARAGE & NEW GARAGE DOOR MOTOR

# *Updates & Features*

## **KITCHEN**

KRAFTMAID CABINETS WITH SOFT CLOSE TECHNOLOGY AND UPGRADED HARDWARE

LUXURY CALACATTA QUARTZ COUNTERTOPS WITH BAR SEATING

NEW OVEN WITH BUILT IN AIR FRYER

NEW RANGE WITH 5-TOP BURNERS W/ GRIDDLE

NEW MICROWAVE & NEW FRIDGE

EXTRA CABINET CUSTOM BUILT INS

2 SINKS WITH UPGRADED PULL OUT FAUCETS

## **BEDROOMS**

TWO PRIMARY BEDROOMS WITH ENSUITE BATHROOMS

3<sup>RD</sup> BEDROOM IS DIVERSE AS OFFICE/GUEST ROOM/NURSERY

NEW CARPET IN ALL BEDROOMS

NEW DECK OFF 2ND FLOOR PRIMARY BEDROOM

CUSTOM CABINET BUILT-INS WITH PULL OUT SHELVING

CLOSETS WITH CUSTOM BUILT-INS

## **BATHROOM**

PORCELAIN TILE THROUGHOUT WITH CUSTOM BUILT SHOWERS

PRIMARY BATHROOMS FEATURE OVERSIZED RAINFALL SHOWER HEAD AND SHOWER HEAD

WITH HANDHELD PULLOUT

ALL FUNCTION WITH 3 CONVERTER VALVE

GLASS ENCLOSURE WITH TWO WAY DOOR SWING

HALL BATHROOM WITH TUB AND SHOWER HEAD WITH HANDHELD

PULLOUT VANITIES AND CABINETS ARE CUSTOM WITH SOFT CLOSE TECHNOLOGY AND

UPGRADED HARDWARE



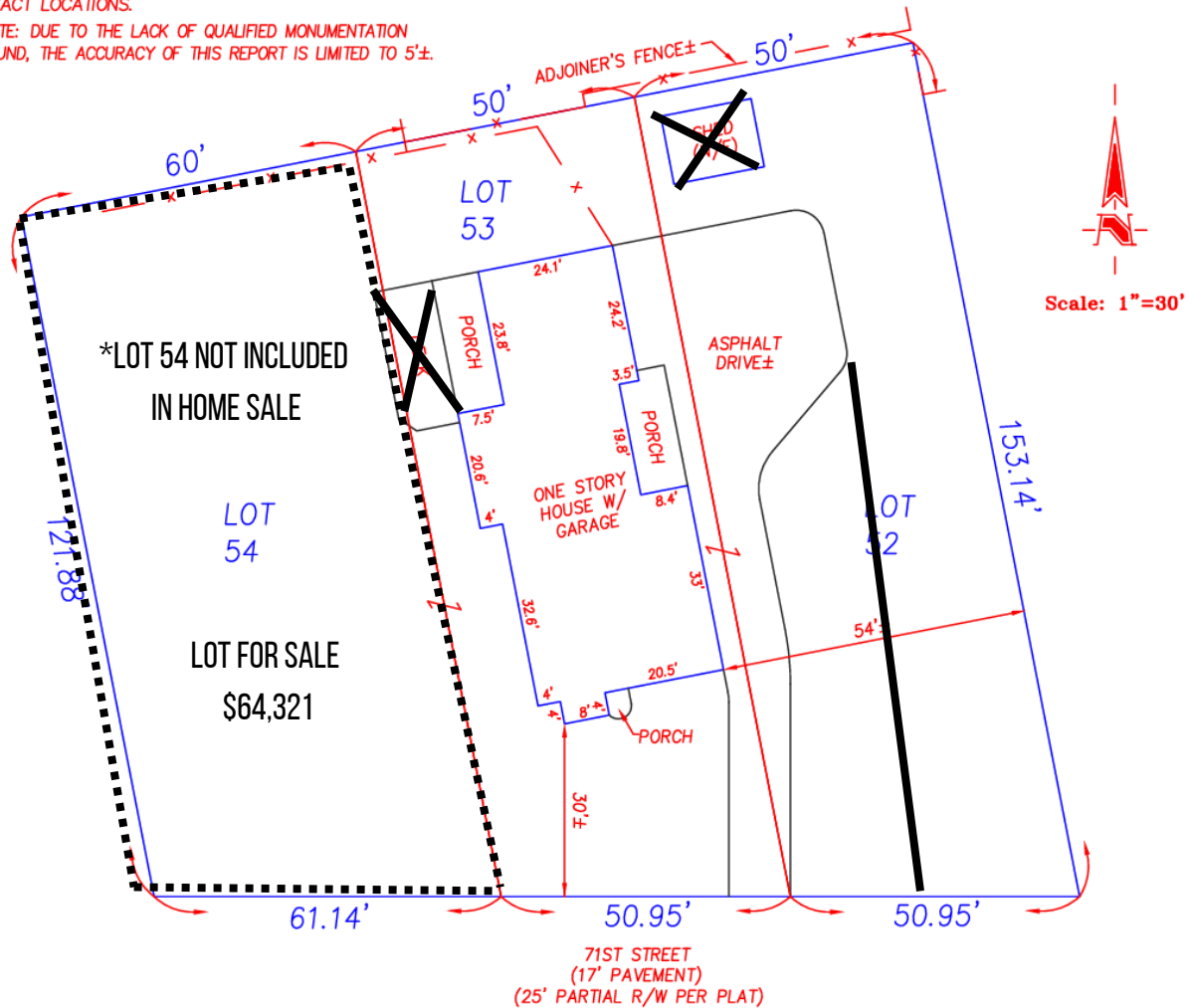
# Survey

## SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.

NOTE: DUE TO THE LACK OF QUALIFIED MONUMENTATION FOUND, THE ACCURACY OF THIS REPORT IS LIMITED TO 5'±.



### LEGEND

R/W	RIGHT-OF-WAY
x	FENCE±
N/F	NO FOUNDATION



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CERTIFIED: 12/12/2021

*Chad L. Brown*  
Chad L. Brown  
Registered Land Surveyor,  
Indiana #21100002  
Drawn By: MAG  
Job No.: S21-7659  
Sheet 2 of 2

**\*COMPLETED IN 2021 & CURRENT HOME DRAWING NOT 100% ACCURATE**  
**SHED REMOVED AND LEFT SIDE OF THE HOUSE DECK REMOVED**  
**NEW CONCRETE DRIVE AND GRAVEL EXTENSION TO THE STREET**