

# **List of General Improvements to 41 Sleepy Hollow Lane by Sellers**

## **Completed Outdoor Property Enhancements**

### **1. Site Grading & Land Preparation**

- Graded and leveled the cabin area for construction, landscaping, and hardscaping
- Graded and improved the walkway leading to the cabin
- Graded the creekside beach area in preparation for landscaping and stair access

### **2. Drainage & Waterflow Management**

- Upgraded driveway drainage system to effectively redirect natural waterflow through a custom rockscape and into the creek

### **3. Structural Additions**

- Designed, built, and fully furnished a new cabin for guest use or retreat
- Constructed a custom chicken coop to support sustainable living
- Built a dedicated raised-bed garden area for fresh produce cultivation

### **4. Landscaping & Aesthetic Enhancements**

- Installed hardscape and landscape features throughout the cabin area
- Developed a landscaped creekside beach with stair access for recreational use
- Added high-quality hardscape, privacy elements, and professional landscaping around the primary residence
- Expanded the lawn and extended the automated sprinkler system for full coverage
- Planted a selection of mature trees to enhance beauty, privacy, and long-term ecological value (investment: \$20,000)

## **Completed Indoor Property Enhancements**

### **1. Kitchen & Pantry Upgrades**

- Fully remodeled kitchen featuring upgraded cabinetry finish, new high-end appliances, backsplash, upgraded lighting, and modern faucet fixtures
- Utilities upgraded to accommodate either gas or electric range options

- Created a walk-in pantry to complement the kitchen design and enhance storage functionality

## **2. Interior Remodeling & Finishes**

- Completely remodeled the laundry room with new cabinetry, upgraded plumbing, and integrated sink installation
- Installed new high-end carpet and premium padding in both upstairs bedrooms
- Professionally repainted the entire interior of the home — all surfaces were primed and painted from floor to ceiling for a cohesive, brighter, refreshed look

## **3. Mechanical & Utility Systems**

- Installed a two-zone air conditioning system for enhanced climate control and energy efficiency
- Added a whole-house water softening system and an in-line UV water treatment system for superior water quality
- Upgraded well infrastructure with a silent SubDrive pump system for reliable and quiet operation
- Installed a radon mitigation system for health and environmental safety
- Integrated commercial-grade EMP/surge protection at the exterior panel for electrical security

## **4. Electrical & Future-Proofing Enhancements**

- Pre-wired the home for future jacuzzi/spa installation, offering added flexibility and value

## **5. Major Downstairs Remodel**

- Completed a comprehensive remodel of the entire downstairs living area
- Remodel was executed using plans drawn by the original engineer and construction completed by the original contractor for consistency and integrity
- Remodel included the addition of two new rooms and a large custom-designed media room
- Installed custom 10-foot Pella sliding glass doors (investment: \$13,000), providing expansive natural light and premium access to the outdoors
- Upgraded all downstairs flooring and lighting throughout for a modern, cohesive finish
- Remodeled the downstairs bathroom with updated fixtures and finishes