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# **Home Improvements & Key Dates**

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**48724 185<sup>th</sup> Trail, Chariton, IA**

## **2025**

- Shop completed (build started in 2022)
- Separate electrical and propane service (shop)
- 18" blown in insulation (shop)
- New ceiling fans
- Painted primary bedroom
- New lighting: living room, bedrooms, front entryway, dining room
- Bathroom exhaust fans (2)

## **2023**

- Dishwasher
- Refrigerator (2)

## **2022**

- Roof - architectural shingles (house & garage)
- Gutters & gutter guards (house & garage)

## **2021**

- Laundry room remodel
- Washer & Dryer
- Vinyl fence (patio)

## **2019**

- Septic for house
- Water Heater

## **2015**

- Kitchen Remodel: cabinets, pantry, granite countertops, ceramic tiles
- Double oven

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# Additional Property Features

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## Home

- **Safe room/storm shelter** with 1-foot thick walls and cedar lined for moisture control
- **4-car garage** (extra deep - 4<sup>th</sup> car can fit along back wall)
- **Speaker system** throughout main level
- **Central vacuum** throughout full house
- **Fold form insulation** in basement for added insulation
- **18" blown-in insulation** in attic - hypoallergenic
- **Home camera system** stays with house (hard-wired + solar)
- **Reverse osmosis system** (not hooked up)
- **2 sump pumps**
- **Strong internet** – nearby Windstream tower for reliable service

## Shop

- **Heated** with gas-forced air; also has lines run for in-floor heat
- **Cooled** with oversized central air unit
- **Dog Kennel set-up** - 13 indoor/outdoor kennels + whelping room
- **Waterproof, washable PVC wall panels**
- **Spray foam insulation** in walls + 12"blown-in insulation in attic
- **Floor drains** around interior & exterior perimeter
- **No gutter system** - drains under eaves redirect water to field
- **Plumbed** for bathroom (toilet, shower, sink)
- **Pex plumbing** with 2 outdoor spigots & interior water
- **New septic** that has never been used
- **Versatile use of space** - kennels, shop, office, ADU, etc.

## Land

- **37.06 acres** (two parcels)
  - **Cropland:** ~17 acres (rented through Nov '25)
  - **Hay ground**
- **3 Ponds stocked with bluegill, bass, crappie** (2 private + 1 shared)
- **Deer** on property regularly, several sheds found annually
- **Well + water hydrant** (owner has not used well)
- **2 concrete pads** - for shed, pool, camper, etc