

### **Owner improvements since acquisition**

- Drained former 1.5 acre pond, excavated cohesive clay from the property and installed 6' wide key. Increased size of dam. Had pond excavated further and reformed with professionally designed fish habitat. Increased size of lake to approximately 4 acres.
- Added asphalt drive and parking from entry to house.
- Created extensive trail system and mulched dead trees.
- Installed whole-home backup power system with Generac Generator with automatic transfer.
- Installed standing seam metal roof.
- Added artisan designed natural log wood mantle to fireplace.
- Added 2 new water heaters.
- Installed 2 new HVAC systems in home and in garage
- Built 20x20 natural timber equipment shed
- Handcrafted custom mortise and tenon construction bridge
- Built dock on lake
- Built peninsula extending 40 yards into lake
- Rebuilt home front deck system.
- Installed gutter system surrounding home
- Cosmetic updates to home: Paint, carpet, replaced multiple windows due to nonfunctioning seals, new interior lights and fans.
- Set up backstop and shooting range
- Improved water sprinkler system.