

Major Home Improvements & Property Enhancements

Over the years, this property has undergone extensive renovations, upgrades, and custom improvements, representing hundreds of thousands of dollars in investments.

1994

- Built the first boathouse.
- Added a waterfront walking deck across the backyard.
- **Investment:** Approximately **\$25,000**

1995

- Replaced the original bulkhead.
- **Investment:** Approximately **\$30,000**

1998

- Purchased the adjacent waterfront lot.
- Removed backyard grass and created professionally landscaped flower beds with granite walking paths.
- Built a 20' x 20' lakeside deck with a fire pit.
- Added three new landscaped flower beds in the front yard.
- Installed an 8-foot privacy fence enclosing the additional lot.
- **Adjacent Lot Purchase:** **\$37,000**
- **Property Improvements:** Approximately **\$16,000**

1999

- Replaced the original cedar siding with durable HardiePlank® siding.
- Built a new back porch.
- **Investment:** Approximately **\$16,000**

2000 – Complete Interior Renovation

A comprehensive remodel transformed nearly every area of the home, including:

- Expanded the front entry and added approximately 150 square feet.
- Installed dramatic floor-to-ceiling windows in the entry.
- Removed interior walls to create an open-concept floor plan.
- Opened both stairways.
- Removed the bar area to create a spacious great room.

- Completely remodeled the living room removing all cedar on inside of home replacing with sheetrock.
- Installed new sinks and fixtures throughout the home.
- Completely redesigned the primary suite with:
 - Jacuzzi tub
 - Large walk-in shower
 - Expanded walk-in closet
- Removed carpet and installed tile flooring.
- Expanded the primary bedroom by extending the foundation.
- Added private exterior access from the primary bedroom to the backyard.
- Completely redesigned the kitchen:
 - Expanded into a portion of the garage
 - Reconfigured layout for lake views
 - Enlarged pantry
 - Installed Corian countertops
- Added stone to the fireplace.
- Retiled all upstairs bathrooms and the primary bath.
- Added a stackable washer and dryer in the primary closet.
- **Investment:** Approximately **\$125,000**

2001

- Built two additional backyard decks:
 - 20' x 20'
 - 10' x 15'
- **Investment:** Approximately **\$24,000**

2001

- Built a Jet Ski lift.
- **Investment:** Approximately **\$15,000**

2004

- Built an additional 20' x 30' deck.
- Added a covered main deck.
- Installed a custom tiled outdoor bar with seating.
- Added flagstone walkways throughout the backyard and from the driveway to the front entrance.
- **Investment:** Approximately **\$51,000**

2004 – Pool Renovation

- Completely remodeled the swimming pool.
- Replaced coping with flagstone.
- Added beach-entry steps.

- Installed new pool tile.
- Added a stone spa/jacuzzi.
- Replaced pea gravel with Cool Deck surfacing.
- Replastered the pool.
- **Investment:** Approximately **\$25,000**

2005

- Installed a full sprinkler system.
- **Investment:** Approximately **\$4,000**

2006

- Built a decorative riverbed with underground drainage and French drains.
- Installed Bull Rock throughout the riverbed.
- Replaced an existing wood deck with flagstone.

2010

- Built the second boathouse/boat lift.
- Replaced the bulkhead on the adjacent lot.
- **Investment:** Approximately **\$31,000**

2012

- Built retaining walls around the riverbed and along the lake behind the pool.
- Painted the home's exterior.
- **Investment:** Approximately **\$16,000**

2017 – Major Outdoor Living Expansion

- Expanded the upper-level decking.
- Covered the entire backyard deck system.
- Built a custom flagstone outdoor kitchen with built-in grill.
- Added multiple outdoor seating areas with flagstone dividers.
- Installed additional flagstone walkways throughout the front and backyard.
- Added a convenient outdoor bathroom.
- Painted the entire exterior of the home.
- Painted the downstairs interior.
- Painted all decks and porches.
- Built new stairs and handrails.
- Added custom built-in bookshelves and china hutch in the living room.
- Replaced both rear exterior doors.
- Updated the fireplace with new stone.
- **Investment:** Approximately **\$129,000**

2020

- Built a storage building with garage door.
- **Investment:** Approximately **\$14,000**

2022 – Kitchen Renovation

- Expanded the kitchen further into the garage.
 - Installed new cabinet doors and faces throughout.
 - Added a large custom island with:
 - Storage
 - Drawers
 - Wine refrigerator
 - Installed premium quartzite countertops.
 - Added a Sonic ice maker.
 - Installed a new oven.
 - Added an oversized sink with upgraded fixtures.
 - Updated shelving and cabinetry throughout.
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Highlights

- Two waterfront lots
- Two bulkheads replaced
- Two boat houses/boat lifts
- Jet Ski lift
- Multiple covered waterfront entertaining decks
- Resort-style pool with spa and beach entry
- Extensive flagstone hardscaping
- Outdoor kitchen
- Outdoor bathroom
- Professional landscaping throughout
- Complete interior remodel
- Two major kitchen renovations
- HardiePlank exterior
- Storage building with garage
- Sprinkler system
- French drain and drainage system

This property has benefited from decades of thoughtful improvements and substantial investment, creating a one-of-a-kind waterfront retreat designed for entertaining, boating, and everyday luxury living

This would make an excellent handout for prospective buyers and can also be included in your MLS documents. Based on the costs you've listed, you've invested **well over \$560,000** in improvements and renovations, **plus the \$37,000 purchase of the adjacent lot**, not including the cost of the 2022 kitchen remodel (which wasn't listed), routine maintenance, or inflation. That level of investment is a significant selling point.