Home Information 3518 River Forest

Major Recent Improvements

- 2026 – Interior paint, new carpet, wood stairs, pr. wash $25,000
- 2026 – 50-gallon Bradford White water heater, $1,800
- 2026 – Aerator septic replaced
- 2024 – Two 50-gallon water heaters replaced, $3,600
- 2024 – New water softener, $3,000
- 2023 – Downstairs HVAC replaced: Trane XR, 5-ton, $12,500
- 2022 – Primary suite HVAC replaced: Trane XR, 3-ton, $8250
- 2022 – Upstairs North Wing HVAC replaced: Trane XR, 3-ton, $8250
- 2022 – Gutters installed — $21,600
- 2022 – Well pump, PVC pipe and pressure switch updated
- 2022 – Septic pump replaced
- 2020 – Fortress 48KW whole-house generator installed — $30,000
- 2019 – New CertainTeed roof installed
- 2019 – Pool & spa added — $136,000
- 2018 – Upstairs South Wing A/C: ICP, 4-ton

Pool & Outdoor Living

The custom pool and spa were built in 2019 and feature a moss-rock waterfall, gas heater and pebble plaster finish. 120-ft perimeter with depths of approximately 4–5–4 ft.

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Private Water Well

- 320-ft domestic water well
- Originally drilled in 2001, by Mahler Water Well Service
- 4-inch PVC casing
- Original well records described water quality as “excellent”
- Submersible well system
- Well pump/PVC pipe/pressure switch updated in 2022
- Pump depth: approximately 160 ft.
- 96-gallon contained-air pressure tank

HVAC

The home has four main HVAC zones, plus separate A/C equipment for one garage:

- Downstairs — 5-ton Trane XR, July 2023
- Primary area — 3-ton Trane XR, June 2022
- Upstairs South Wing — 4-ton ICP, September 2018
- Upstairs North Wing — 3-ton Trane XR, June 2022
- Double garage — separate 3-ton Trane A/C equipment

Garage

- 4 car garage
- Epoxy flooring
- the 2 car garge has built-ins and AC

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Kitchen & Appliances

- Viking commercial-grade range;
- The KitchenAid subzero refrigerator connected to a reverse-osmosis water filtration system.
- Upgraded garbage disposal
- Garbage compactor
- Instant hot water at island

- Remote controlled shades in kitchen

Study

- 2-story study with mezzanine floor 2nd floor
- Spiral staircase
- Wood shutters
- Built-ins

Butlers Pantry

- Cabinets and wine fridge

Structural Features

The home's construction with a reinforced slab, internal shear walls, and insulation in interior walls as well as exterior walls and roof.
Insulation: R50 Attic, R45 outside Walls, R30 inside Walls

Plumbing Supply: Predominantly copper

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PROPERTIES

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Media Room

- Mitsubishi HC4000 1080P DLP Front Projector
- Vuteg Eleg 92" D FXD FRM 16:9 Screen
- HDMI cables
- Universal remote, surge protectors
- Dolby Digital DTS, THX, A/V Receivers
- DVD player
- Klipsch Front and Center Channel Speakers
- Surround & Surround back speakers and subwoofers
- Seating - 6
- Media Stand

Game room

- Custom built-ins
- Wet bar with fridge
- Balcony

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If needed, there is a custom chairlift in the garage. It was taking down due to new carpet installed.

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