

Remodel & Repairs 639 Starlight Drive \$52,300

- Exterior & Interior \$25,000
- Painted exterior and interior
- Sealed gutters
- New front door and side windows and custom interior trim added
- 2 guest bathrooms remodeled
- Screen porch re-screened, new custom trim added, & paint
- Guest bedroom removed double door for a large picture window to maximize sunrise/set
- Exterior lights replaced
- Kitchen can lighting added
- Ceiling fans added
- New efficient toilets
- New convection power boil range
- Basement bedroom door, custom trim, and baseboards added
- Art studio closet added
- Exposed basement wall and small floor cracks sealed for moisture control
- New kitchen cabinet pulls (60 to be exact)
- Built exterior tool room shelving and storage
- New front entrance tile

Utility upgrades

- Rheem 21 seer 3 ton AC variable speed/LP furnace with 10 year warranty 2020 -LP Gas
- Septic tank and leach field cleaned and installed new pipe, fittings and filters (no issue, preventative maintenance)
- Copper drain installed in master shower
- Centricon system and termite REPAIR bond -Arrow repair
- Roof and soffit sealed with galvanized steel to prevent rodent and bat issues. (Arrow Exterminating)
- Internet wire ran to basement office/man-cave

1 gas
1 heat
pump

Landscaping

- Large trees around home removed
- Cleared .25 acres of the 1.35 for garden
- Erosion repaired and controlled around the entire home
- Gravel added under the driveway to prevent further settling
- Front ditch cleaned, dug, and gravel added
- Clover lawn from and back planted to prevent erosion and correct soil nutrients for next year's lawn
- Side of house regraded and wood chips added
- 10 Giant Thuja trees planted for privacy (grow 5' per year)
- Electric fence and all materials upgradable to 10 miles installed by electrician
- Garden beds built and 200 cubic ft of topsoil and compost added, soil amended and tested

Additional Home features

- Half-finished basement with man-cave and art studio
- Leaf gutter guards LIFETIME WARRANTY
- GE household water filtration in tool room
- 2019 GAF timberline HD shingled roof. 50 year warranty materials, installation 5 years
- Basement 1.5 ton 13 seer Trane AC/heat pump. Warranty expires 2022
- Double radon system
- Wired Bosch security system
- Year-long mountain views of Mount Yonah and Appalachian from every room
- Tile floors all bathrooms
- Custom Oak cabinets
- Oak floor
- Berber carpet

HOA \$600 per year covers water and road repairs

Internet is highspeed fiber optic

Cell service

Sanitation- FCS

Electric- Habersham EMC

LP gas – Mountain Gas

Exterminating and termite bond Arrow Exterminating

County taxes \$2,500 per year

Only insurance claim is for water damage to front door and windows. Previous owner concealed the rot with fresh paint and three days after moving, we noticed water on the entrance floor after heavy rain.