

# Feature List

8 6 2 W E D G E W O O D C R T .

## RECENT UPDATES

High Efficiency Furnace Install	Oct 2022
Roof	2019
8'X 11' Shed with double doors	2021
LG Top loading washer	2022
Paint (Swatch codes will be left for most)	2022/2023

## ADDITIONAL UPDATES / NOTES

- Attic insulation updated to R50
- Spray Foam Walls: Family Room, Under stairs (exterior wall), storage area
- Fireplace Insert with blower fan - approx. 19" wood box W.E.T.T certified when installed in 2011
- Front exterior overhead light is electric/solar - leave switch on & light will go on/off
- The hose tap in the backyard is hot water not cold - installed prior to the current owner. Cold water to left of the front door.
- Elevated storage space - perimeter walls spray insulation, the base is sand with a vapor barrier on top, and pallets to easily store stuff. The seller has never had an issue with the base.
- 2 poles in the middle of the yard are used for a retractable cloths line
- Water meter is located to the left of washer, under the counter
- Tree stump to left of driveway - city tree, damaged in winter storm, was removed by the City and they have indicated they will remove the stump at some point this spring/summer