

## List of Current Owners Improvements

39237 Mount Gilead Rd  
Leesburg, VA 20175

- Purchased property in 2003. The original stone structure had no working plumbing, heating, or air conditioning, and only one electrical circuit existed. The basement posts and beams had dry-rotted from exposure and humidity.
- We excavated the basement floor to earth and poured a concrete slab plumbed for radiant heat. New oak posts and beams were installed. Because the basement ceiling was exposed, we also installed radiant heat plumbing for the main level. The heating oil-fired furnace serviced the radiant floors, while electric hot water heater provided water for bathrooms and kitchen.
- New electrical wiring, new plumbing, and new ducts for basement/main floor air handler and second floor air handler were installed.
- Basement floor plan included new bathroom, washer/dryer closet, three closets, den, and mechanical room. Main floor remained with kitchen, one bedroom, one bathroom, and living room. Second floor remained with one bedroom, one bathroom, and a walk-in closet.
- In 2004, we added the stucco side of the house, outfitted with three bathrooms, three bedrooms, multiple closets, a powder-room, a separate mechanical room servicing the stucco side, and two finished basement rooms for recording studio spaces. Two air handlers provided air conditioning and auxiliary heat while a propane furnace provided hot water for radiant floor zones on all levels of the stucco side. A heat exchanger indirectly heated water for bathrooms.
- During this addition, all windows and doors in the stone structure were replaced with new double-pane glass doors and windows.
- At the time of the addition, we also remodeled the kitchen and added the deck. The former bedroom on the stone structures main floor was converted into part of the kitchen and dining room.
- At various times, we have raised chickens and beef while consistently maintaining a stable of horses.
- The main barn was upgraded with new lights throughout and new windows. A concrete slab was poured in the first two stalls on the right to make a wood shop.