

Improvements by Owner

2004

- Inground Gunite Custom Pool (includes gas heat and electric upgrades) \$60,000
- New Privacy Fencing \$5,000
- Installed Gas with 500gal propane tank to kitchen & deck (grill) & pool heater \$1,500
- All indoor and outdoor lighting replaced and/or upgraded \$4,000
- Installed Roadside Stone Pillars \$800
- Initial Landscaping of Back and Front Yard with Pool Install \$15,000

2005

- Custom Metal Roof & Gutters on House - 5 New & 4 Replaced Custom Sky Lights & Cupola \$42,000
- (3) Decks with Step Lighting at Main Pool Deck \$18,000
- Septic Upgrade and Distribution Box \$1,500
- Replaced Sliding Door in Foyer with New French Doors \$1,000
- Replaced Barn - Gutters \$1,200
- Replaced plumbing pipes in 3rd bedroom \$1,400
- Remodled/Raised Upstairs bedroom ceiling \$1,500

2006

- Custom Remodel Kitchen with All New Stainless Steel Appliances \$30,000
- Remodel Loft Bathroom \$600
- Custom Stone Chimney \$12,080
- House - New Paint Exterior & Custom Paint (Faux) Living Rm & Loft with new paint throughout \$7,000
- New Asphalt Driveway and Grading \$10,000
- Custom stone walkway, stone walls, stone tile at base of front house below siding \$2,400
- (2) Replaced sliding glass doors \$600
- Spiral Staircase - Replaced all steps and landing with custom hardwood steps \$2,880

2007

- Replacement/Upgrade Rainsoft/Pristine Water Softner System, including Filtration System for Kitchen and Ice Maker \$9,000
- Remodel Master Bathroom, Closet and Dressing Area - Created walkin closet, installed wood pocket doors, radiant floor, marble tile & custom tub & sink \$20,000
- Install New Anderson Custom Window (Master Bedroom) \$500
- Custom American Cherry Rustic hardware floors in loft and upstairs bedroom \$4,100
- Berber Carpet in Upstairs Bedroom \$1,370
- (3) solid wood bedroom & bathroom inside doors installed with upgraded hardware \$1,000

2008

- Central A/C and Heating and Duct Installation \$18,000

2009

- New Garage Doors & Openers \$4,000

2010

- Installation of Privacy Fence around Pool Equipment \$1,200

2011

- Upgrade Pool Tiles to Glass & Professional Reset of all Flagstone Surrounding Pool \$9,000

2012

- (2) New water heaters (warranty by plumber) \$1,400
- Custom Wood Cabinets and Book Case in Loft \$2,200

2013

- Custom stone flooring entrance, foyer and kitchen / Dual Zoned Radiant Floor Heating System with Stone Floors \$19,000
- New Custom Mahogany Front Door \$7,000
- Professional Landscaping Design and Plant Installation \$9,000
- New custom wood floor in Bedroom and Master Closet \$4,169
- Remodel of Apartment over Garage - Paint, Lighting, AC, Ceiling Fan \$1,300

2014

- All New Pool Filter and Pump System Replaced/Upgraded \$2,000

- One of a kind, unique, horse and pet friendly home in the heart of Virginia's desirable Hunt Country
- Over \$300K in Owner Renovations
- Peace, Privacy and Serene Lot offers Amazing Front and Back Yards with Views
- Convenient to Middleburg and Purcellville Shopping and Dining
- Radiant Flooring in Master Bath
- Dual Zone Radiant Flooring in Entrance, Foyer and Kitchen
- Unique Hardwood Flooring throughout Home
- 30,000 Gal Custom Heated Gunite Dark Pool – all new Equipment & Upgrades
- 3 Acre Invisible Fence
- Fenced Paddock
- 2 Stall Barn with Tack Room, Wash Stall (hot/cold running water) and Hay Storage
- 3rd Bedroom perfect for Teenager or In Law Suite – Private Entrance
- 3 Custom Private Decks
- Professional Landscaping Design and Weekly Maintenance
- Professional Weekly Pool Service Maintained
- Custom Stonework compliments Road Front Historic Stone Wall
- Stainless Steel Kitchen Appliances
- Granite Countertops
- Custom Paint throughout Home