

SELLER'S UPDATES

Note: Seller is not required to list updates on the form. However, if seller so chooses, seller takes all liability for the accuracy of the updates listed. Seller is encouraged to provide receipts.

Property Address: 4016 County Road T, Amherst, WI 54406

Description of the Update:	Date:
<u>Custom Kitchen Cabinets</u>	<u>2013</u>
<u>Kitchen Appliances</u>	<u>2013</u>
<u>Granite Counter Tops-Kitchen/2 1/2 Baths mudroom</u>	<u>2013</u>
<u>Tile Shower-walkin/ glass block</u>	<u>2013</u>
<u>3 bathrooms-soaking tub</u>	<u>2013</u>
<u>new roof</u>	<u>2010</u>
<u>granite counter tops laundry room</u>	<u>2018</u>
<u>Exterior doors-Front/ Both Patio doors</u>	<u>2014</u>
<u>Driveway BlackTop</u>	<u>2015</u>
<u>Sprinkler System 4 zone easy shut down/start up Upgraded</u>	

**Seller hereby authorized Keller Williams Realty to distribute this information within marketing mediums and also permits Keller Williams Realty to provide copy of same to potential buyers. Seller and Buyer hereby agree to hold Keller Williams Realty and its sales agents and representatives harmless from any liability connected with above stated seller updates. Further, it is agreed that the seller and buyer will not make any claims against Keller Williams Realty, its sales agents or representatives for the seller's updates provided herein.

Seller's Signature:

[Signature] Marian Clarke

Buyer's Signature:

[Signature]

Keller Williams Realty Listing Agent:

[Signature] 5/11/2018

Buildings:

- 1) Morton Building Horse Barn: 30' X 48' includes 3 stalls, enclosed tack room, 10' center isle, and 10' X 48' for hay storage or whatever.
- 2) Small Storage Shed: 8 ½ X 10 ½ X 8' High at center. Grey vinyl siding w/ white aluminum trim (brand new trim 6 mon ago. New roof 6 mon ago.
- 3) House: 2 story; Main floor 1366 sq ft, 2nd floor 1366 sq ft, kitchen nook overlooking lake 71.5 sq ft; Mud Room 126 sq ft. Total sq ft 2,863.5.
8' X 22' cement portico with roof in front w/ 4 large aluminum pillars from Georgia. Two oval windows look out from foyer
Back Patio done with pavers is 16' X 43' by house and 4' X 29' extending by garage
3 car 28' attached garage, 2 stalls have 16' door and 1 has 9' door. New "Clopay" high end garage doors and openers installed 7 mon ago
Front of house and 2 sides of garage are done in red brick, with back of house and back of garage done in white vinyl
Interior of home and all exterior doors were upgraded all high end 4 years ago.

UNDERGROUND SPRINKLERS - 4 ZONES

*500 GAL LP TANK
1000 GAL LP TANK*

Kitchen features real high end custom cabinets in cherry wood with granite tops throughout

Mud room has oak cabinets w/ granite counter top, ½ bath and 2 closets

2 full bathrooms on 2nd floor. Master bath has walk-in tile shower w/ glass block and Jacuzzi and small walk-in closet

2 ½ baths on main floor with granite tops on sinks

Floors on main floor are done in ¾ inch oak except, high end tile in the kitchen

Main floor includes: formal office, ½ bath powder room, foyer, liv rm, formal din rm, kitchen with nook, family rm, and mud room w/ ½ bath

2nd floor: 4 bedrooms and 2 full bath rooms

New blacktop driveway 3 years ago

4) Land

66.98 acres Includes:

17 acre lake stocked with trophy bass and panfish

5 acre horse pasture re-seeded 2 years ago

Super whitetail hunting. I have the mounts, sheds, and scrapbooks to prove it!

Great duck and goose hunting