

## **2063 Rock Oak Road Rio, WV**

- \* All new windows - Wincore Low E, tilt sash**
- \* All new CertainTeed siding with Tyvek house wrap**
- \* New Standing Seam metal roof**
- \* New dual zone HVAC systems, with 100% new ductwork, 15.5 Seer**
- \* ALL new wiring from the meter can inward, to National Code**
- \* 7 total smoke detectors hardwired together, two hardwired CO2 detectors**
- \* ALL new plumbing to Local Code, Moen and Kohler fixtures throughout**
- \* New well pump, pressure tank and switch**
- \* 24KW Kohler diesel whole house generator with onboard tank and 200A automatic switch and automatic weekly exercise**
- \* Closed cell spray foam in all ceilings along with 2" at crawlspace walls.**
- \* All new R13 sidewall insulation and RokWool at interior bathroom walls.**
- \* Waterproofed crawl space with 20MIL scrim reinforced vapor barrier foamed to walls**
- \* SanteFe 70 pint commercial dehumidifier installed in conditioned crawl space**
- \* Solid wood kitchen and bathroom cabinets, granite kitchen and bath tops**
- \* Custom tile master bath shower with custom glass enclosure**
- \* 5" Solid Oak hardwood flooring in all rooms except baths (waterproof luxury plank)**
- \* Brick walls re-pointed, chimneys re-crowned and inspected.**
- \* Over \$25K in improvements to driveway including all new ditches and cross drains**
- \* Starlink Broadband Internet Connection (averages over 150MPS with no outages)**
- \* Wifi controlled HVAC, Water Heater and Ring Cameras**
- \* All new high end Stainless Steel appliances, smooth top range, SS tub dishwasher**
- \* Average electric bill from Potomac Edison is ~\$70/month**
- \* Wifi connected water heater with leak detection and auto-off valve.**

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**Renovations completed by licensed Contractors and Subs, inspected by Hampshire County throughout the process.**

**The well is around 250' deep with the pump set at ~208'. The water is clean, clear tastes great and there is plenty of it. Septic tank is a 1,000 gallon precast concrete, pumped in May of 2021 by Alkarie, new risers and sanitary T installed with outlet filter at the time of inspection/pumping.**

**Multiple wet season springs on the property, trails almost throughout including old logging roads and some newly cut trails for ATV or Hunting purposes. The property is loaded with wildlife, we've had as many as 22 (twenty two) turkeys in the FRONT YARD. Deer, fox, squirrel, bear, coyote and various species of birds depending on the season.**

**The driveway is ~2,750' in total length, newly graded shale base, over 400 tons of 57 stone brought in from Winchester for the top dressing. All new side ditches, all original culvert pipes replaced with ADS (HDPE plastic). New 50' wide entrance at the County Road, new gate with solar lights and two way latch.**

**This home was built with low maintenance and low running costs in mind. \$10K in closed cell spray foam alone, ALL new insulation and air sealing (caulked corner studs, sill, window and door jambs). The woodstove is newly rebuilt and heats the entire home on even the coldest winter days with very little wood consumed. Wood stove is also a coal burner.**

**\* NO HOA, NO COVENANTS, NO RESTRICTIONS, NO RIGHT OF WAYS, NO EASEMENTS!**