

## < Property Overview

### Property Overview

- Approximately 0.5 acre
- Includes Lots 127, 126, and 25 ft of Lot 125
- Purchased in November 2021 for \$90,000
- Features two identical cabins (440 sq ft each)

### Cabins (2)

- 20' x 22' (440 sq ft each)
- 1 bedroom with closet
- 1 full bathroom
- Full kitchen with pantry
- Completely gutted to insulation and renovated

### Interior Updates (2022)

- New electrical wiring
- New 15-amp breaker panels
- New PVC plumbing throughout
- New insulated PEX water lines
- New flooring
- New windows
- New 40-gallon hot water heaters
- New toilets, vanities, and oversized 36" x 36" showers
- Plumbed for washing machines



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- 10 cu. ft. refrigerator/freezer in each cabin
- Dishwasher in each cabin
- Large microwave in each cabin
- Deep kitchen sinks
- One cabin has a 2-burner electric cooktop
- One cabin has a 5-burner propane cooktop
- No ovens

## Heating & Utilities

- Propane wall heaters
- Individual owned 250-gallon propane tanks for each cabin (not rented)
- Main water line buried 5 feet deep

## Crawl Space Improvements

- Concrete block crawl spaces with concrete floors
- Dry, moisture-free condition
- Insulated with 2" foam board
- Insulated PEX plumbing
- Smart thermometer recorded temperatures above 39°F
- 4' x 8' attached storage/access areas on each cabin



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### Septic System

- New septic drain field installed in 2022
- Existing 1,000-gallon tank
- Additional new 1,000-gallon tank per cabin

### Outdoor Improvements

- Two new treated decks (10' x 16') built in 2023
- Handicap-accessible ramps on both decks
- U-shaped turnaround driveway
- 20-foot circular gravel fire pit area
- Covered wood shelter (8' x 12') behind fire pit
- Extensive rock retaining walls
- Numerous flower beds and landscaping features

### Landscaping & Drainage

- Extensive professional landscaping
- 60-foot gravel flower beds
- 80-foot retaining wall constructed of concrete and stone
- Decorative puddingstones throughout landscape
- Drainage ditches along rear and



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### Outbuildings & Storage

- New metal pole barn (2023)
- 20' x 25'
- Concrete floor with drain
- 10-foot sidewalls
- 10' x 10' roll-up door
- Existing 8' x 8' shed/chicken coop

### Chicken & Garden Areas

- Large chicken run (15' x 20')
- Additional chicken run (7' x 12')
- Professional-grade coarse sand and gravel chicken run base
- Fenced garden area (16' x 24')
- Eight-foot deer fencing
- 12 raised garden beds
- Attached greenhouse (6' x 8') built in 2024

### Additional Features

- Fenced dog run (14' x 14')
- Metal roofs on both cabins
- Cedar log outdoor furniture at each cabin:
  - 3' x 3' cedar log table
  - 2 cedar log chairs



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### Notable Highlights

- Extensive renovations and infrastructure improvements completed since 2021
  - Two fully independent cabins with separate propane systems
  - New septic system and drain field
  - Large pole barn with concrete floor
  - Significant landscaping, drainage, garden, and recreational improvements
  - Potentially well-suited for vacation rental, guest accommodations, hunting/fishing retreat, or multi-family recreational use.