

# 575 Moody Pike

## Improvements

- New Standing Seam Metal Roof - House (2023)
- New Shingle Roof - Garage (2023)
- Sunroom & All-Season Wrap around Porch added Appointed with Solid Hickory Ceiling/Trim and Solid Oak Flooring from Reclaimed 1860 Local Barn Lumber
- Coffee Bar/Hot Tub Room Floor Upgraded With Extra Support/Wiring/Humidity Control Fan to Accommodate Hot Tub
- New 1860 Reclaimed Barn Lumber Hickory Ceiling in Laundry Room
- New Insulation in Attic
- New Spray Foam Insulation in Sunroom and MudRoom
- New Spray Foam Insulation in Wrap-Around Porch Floor and Ceiling/Walls
- Four New Geothermal Units
- Two New High-Efficiency Hybrid Hot Water Heaters operated by geothermal
- Three New Electrical Panels
- New Sump Pump
- Four New Toilets
- New Barn Door Access to Wrap Around Porch
- New Custom Field Stone Around Foundation of Wrap Around Porch
- New Lighting in Laundry Room
- New Ceiling Fans
- Historic Lantern Lighting
- New Extra Quiet Dishwasher with Sanitizing Mode
- New 400 Amp Electrical Upgrade Service Installed
- System-Wide Dehumidifier & UV Light Sanitizer Installed
- 3 New Historic-Themed Run In Sheds (Horse Pastures)
- New Gutters on Barn and Run In Sheds
- New Water Lines Throughout Property to Pastures (7 New Spigots)
- New Electrical Wiring Throughout Property to Pastures
- 9 New Large Oaks, Gingko, Dogwoods and Linden Trees Planted

- New Hydrangeas, Flowers, Fish Pond, Patio Paths, Cedar Mulch
- \$17k of Rock for Driveway, Patio, Barn Areas
- \$30k New Fencing/Paddocks
- New Updated Gate Motherboard and Eye Sensor
- 2 New Fireplaces (Flues Required)
- New Propane Tank
- New Septic Tank Access
- New Deck in Wrap Around
- New Wiring For EV/Tesla Hook Up (Tesla Charger Not Included)
- 3 New Outside Water Spigots Around House Perimeter
- Excavated Topography to Facilitate Water Drainage Away from House
- Excavating and Recontouring Pastures to Promote Proper Drainage
- New Wire Pet Fencing
- New Patio Lighting
- New Posts to Hold SunShades on Patio
- New Mailbox and Posts For Signage at Entrance
- New Steel Closable Stall Half Door Openings and Bottom Door Guards in Barn