

updates

2026

Yard stairs brick repointed

2025

All new smoke detectors and fire extinguishers added

Half New Roof installed (other side of roof that was completed in 2023)

New water heater

Renovated Garden unit bathroom, flooring, and added laundry room

New laundry machine in Solarium

New W+D in Oak and Sinclair (added laundry to Oak)

New outlets in attic guest suite, shower retiled

Traction mats added to outdoor stairs

Fireplace repointing & sealing

2024

Purchased rented water heater

New rail guard added to front porch steps

Winter 2023

New Gutters around the wrap-around porch

Fall 2023

New Dryer in Basement

Summer 2023

Half of the back roof replaced.

Carriage House Garage Door Opener & Remote (Right Side)

Solarium Apartment

New Washer & Dryer,

New Laminate Flooring (throughout most of unit),

Freshly Painted Throughout

2022

3-New Boilers

Sinclair Apartment

New Fridge

New Toilet in Hall Bathroom

New Laminate Flooring in Master Bedroom

Oak Apartment

Kitchen Renovation

201 Pine Street

rental rates

Main Level

Sinclair Apartment - \$2,000
Garden Apartment (with attic extension) - \$1,800 (Currently Owner-Occupied)

Upper-Level

Solarium Apartment - \$2,000
Oak Apartment - \$2,000

lease expirations

Sinclair, Solarium, and Oak - May 31, 2026
transferring to month-to-month for greater flexibility for the new owner.

expenses

Taxes - \$21,116 /year

County \$3,531 (2026, down from 2025)
School \$11,553 (2025)
City \$6,032 (2025)

Could be less if owner occupied.

Insurance - \$3,534/year

Water \$1,340/year

Common Space Electricity \$1,520/year

Garbage \$868/year

201 Pine Street

How to explore the Sinclair House

Park on Pine St, where the porch and front stairs welcomes you.

Go up the stairs and through the double doors, left side opens...

Straight ahead through the double doors in the Sinclair Apartment. Unlock the right door.

Also one thing that always gets people, the hallway full bathroom door, if left open with the door stopper, when stepping on a specific floorboard it will make the door shut.

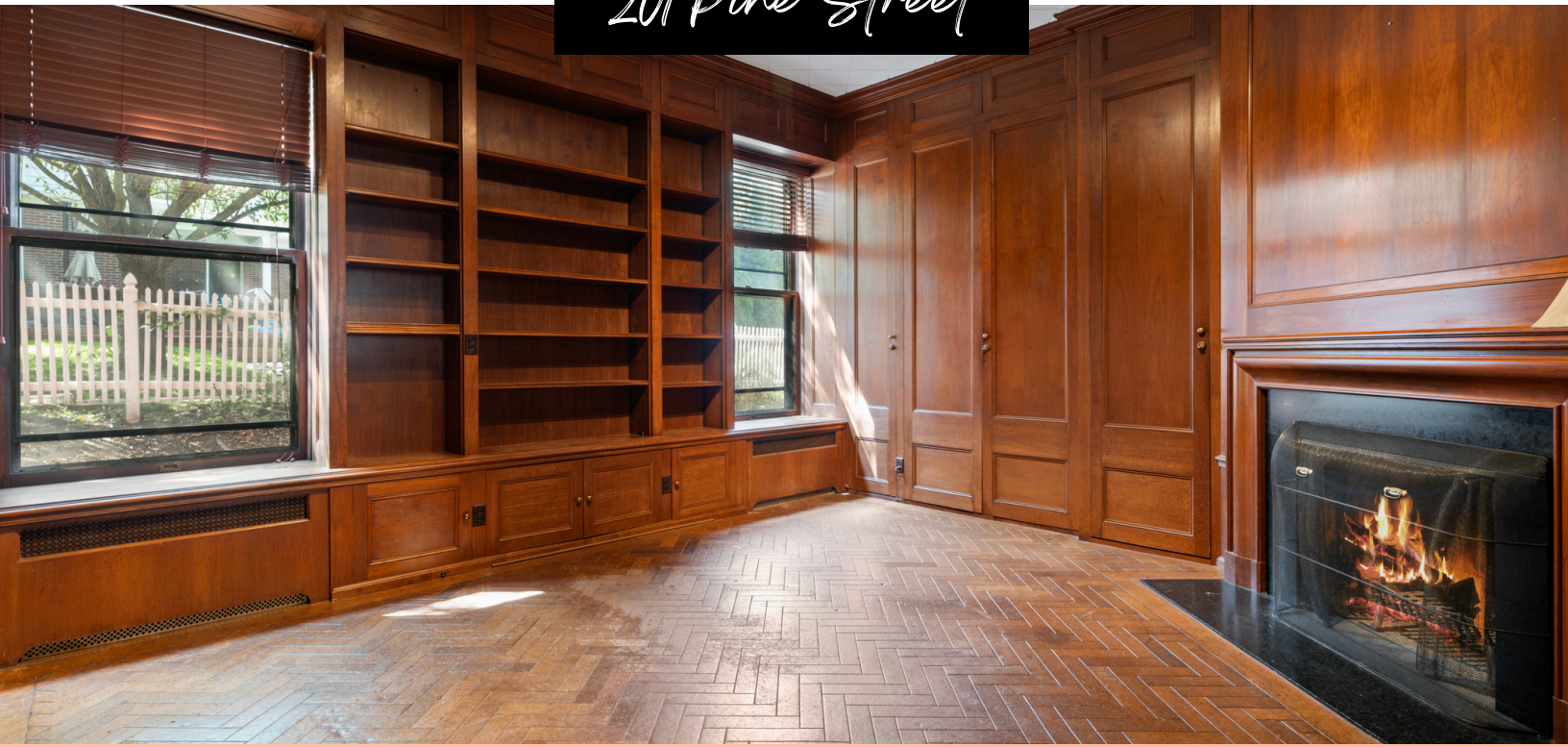
To get to the Solarium and the Oak Apartment, go back out to the foyer up the stairs, the Solarium is the left door, and the right is the Oak Apartment.

To get to the Garden Apartment go back outside, go down the left side of the porch, follow the sidewalk, take a left when you see a door, go through the door, up the stairs and the units door is on the left.

To access the 3rd floor suite in the attic you will continue up those stairs and go through the door. Continue up the stairs and at the top of the stairs is a door which goes to the attic, and to the left is the suite. At the end of the attic there is a door, originally the previous owner was going to do another unit up there but did not proceed. The staining on the sheetrock is old and that part of the roof was repaired.

To access the basement, go down all of the stairs, in the foyer there is a door to the right, it will be locked, bring a flashlight it's kind of a maze down there and doesn't have great lighting. Down there you will find a laundry room, and some storage rooms, a bathroom that is never used and a workshop as well as utilities.

201 Pine Street

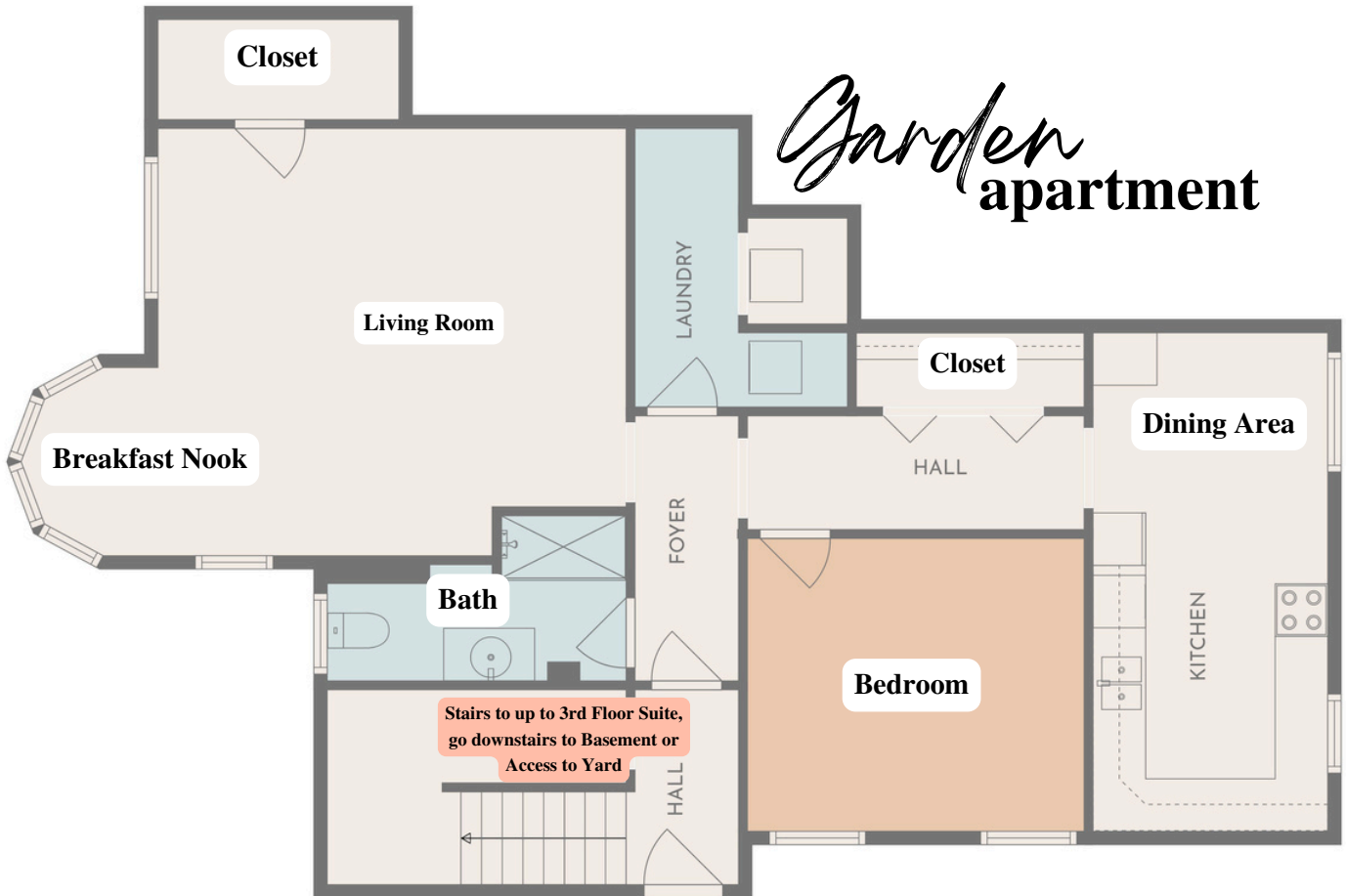


Sinclair
apartment

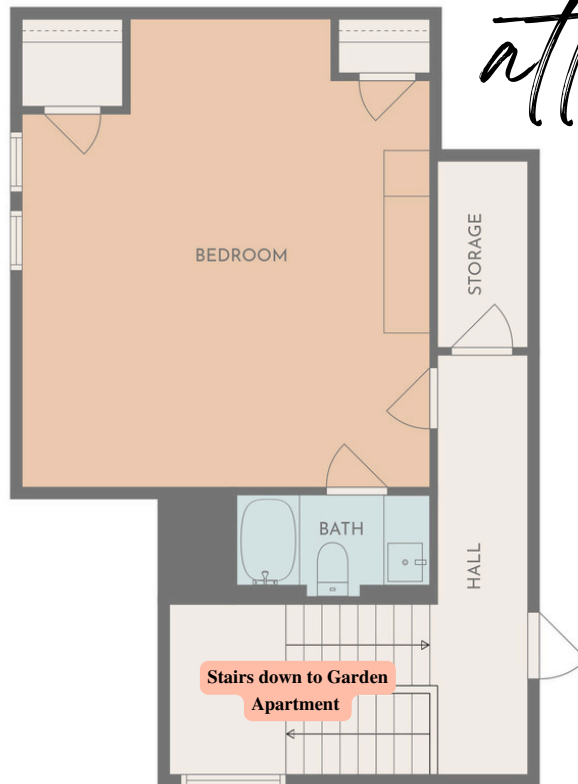
GROSS INTERNAL AREA
FLOOR 1: 2069 sq. ft
EXCLUDED AREAS: FIREPLACE: 10 sq. ft
TOTAL: 2069 sq. ft



201 Pine Street



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attic
extension

201 Pine Street



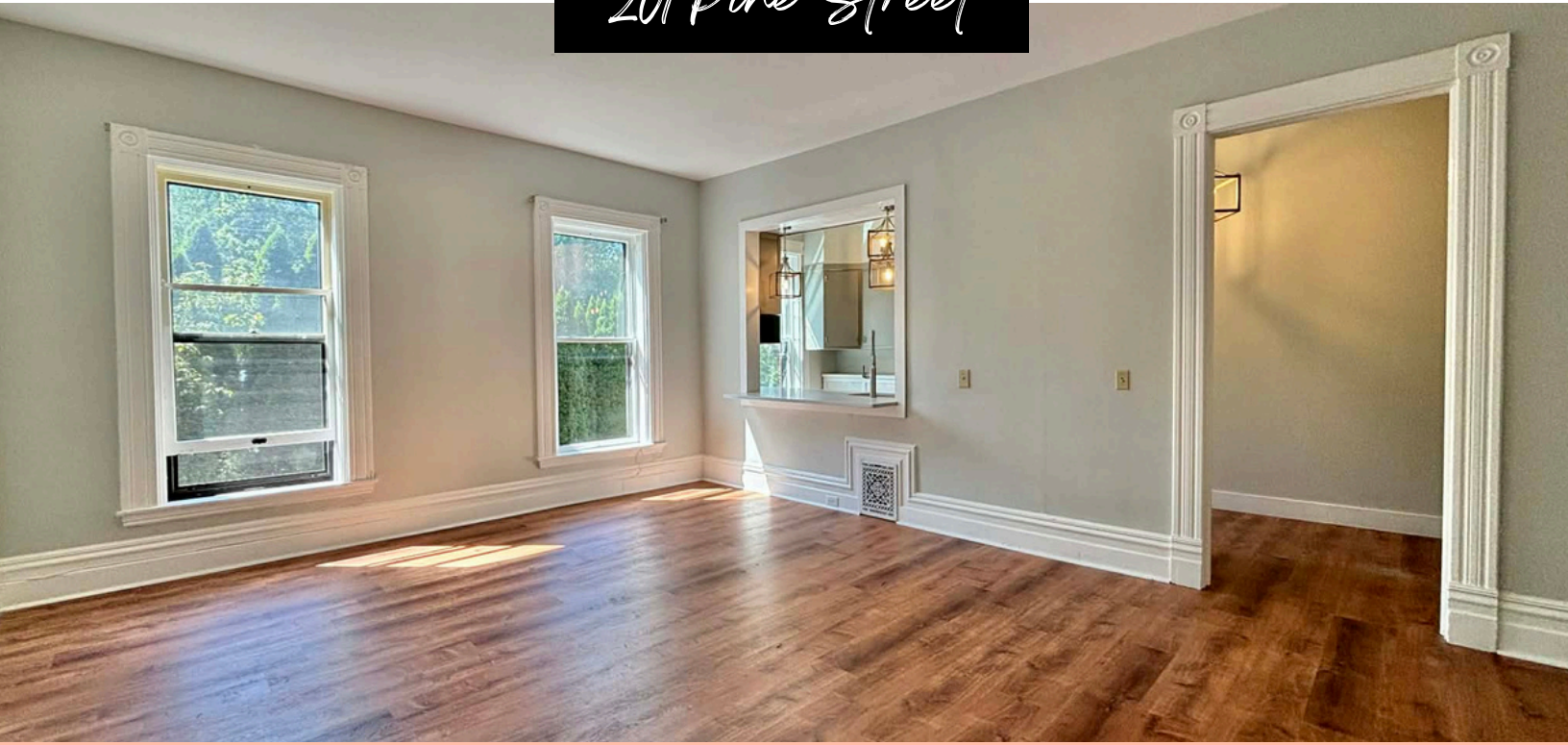
Solarium apartment



GROSS INTERNAL AREA
FLOOR 1: 1552 sq. ft
EXCLUDED AREAS: FIREPLACE: 5 sq. ft
TOTAL: 1552 sq. ft



201 Pine Street



GROSS INTERNAL AREA
FLOOR 1: 1298 sq. ft
TOTAL: 1298 sq. ft

Oak apartment

