

## **Property Features & Upgrades – 8737 Allison Road, Cedar Grove, NC 27231**

### **General Property**

- **No Covenants/Restrictions/HOA** – Use for development, family compound, agriculture, etc.
- **Private .9-mile driveway** – No public access or through traffic
- **Buried electrical lines** – Improves aesthetics and performance in severe weather
- **Driveway maintenance agreement** – Legally filed and ensures upkeep
- **Recorded survey** – County-approved plat provides title insurance and legal acreage

### **Home Design & Interior**

- Brick floors throughout both levels
- Passive solar design with thermal massing under Vermont Castings wood stove
- Tongue & groove pine ceilings
- Sightlines allow outdoor views from 3+ directions in most rooms
- Recent drywall repairs and full interior repaint (Oct 2024)
- LED dimmable recessed lighting installed (Nov 2024)

### **Kitchen Renovation (Oct 2024)**

- All new cabinetry w/ LED undercabinet and glass stacker lights
- Quartz countertops, subway tile backsplash
- 33" porcelain farmhouse sink with upgraded faucet
- Stainless appliances: vented hood, propane range, dishwasher, refrigerator
- Ceiling fan with adjustable lighting

### **Laundry/Storage Room (Oct 2024)**

- 3 cabinet pantries (matching kitchen)  
Conveying SpeedQueen washer & propane dryer
- Recessed LED can lights

### **Roof & Exterior (Sept–Oct 2024)**

- New CertainTeed Landmark shingle roof with **4-star SureStart Plus Warranty**
  - 50-year non-prorated material/labor warranty
  - Impact & wind resistant; hidden fasteners for leak protection
- New gutters and downspouts installed w/ 2-year workmanship warranty
- New fascia board and siding on front/sides of home
- Entire house siding and deck stained (Oct 2024)
- New lower-level deck built; main deck refinished, with ceiling fan & electric

### **Windows (Oct 2024)**

- 12 new windows + new front door window installed by Alamance Glass

### **HVAC Replacement (June 2024)**

- Trane XR14 2-ton heat pump with 10-year warranties on all parts/components
- Aprilaire media filter; all-new air distribution system
- Honeywell thermostat; safety switches; vibration-resistant mount

### **Propane Tank (2024)**

- **500-gallon underground tank conveys** – 43% full (215 gal), \$731 value
- **Owned tank** = ability to shop propane prices, no rental fees

### **Water System Upgrades**

- Spigot added to well house for unfiltered, high-pressure irrigation
- New sediment filter, pressure gauge, and raw water line for future hydrants
- New well pump (2020): 3/4 hp deep-set with 265 ft. cable  
New well expansion tank (2020): 86-gallon WX-302 w/ new switch, gauge
- 5-year warranty on well system parts & labor

### **Decks (Sept 2024)**

- New 2nd/3rd tier deck planks and stairs
- Pressure washed and re-stained deck and rails
- Electrical and ceiling fan installed on main deck

### **Barn & Barn Office (2022–2024)**

- Renovated with standing seam metal roof (Chief Roofing, \$9,570)
- Fully insulated walls, ceiling (~R-38), and floors (~R-19)
- Pella windows w/ flashing tape and spray foam insulation
- Mitsubishi Mini-Split HVAC system (\$5,269)
- Heated/cooled storage and upper-level barn office
- Roof constructed with Zip-R Insulated sheathing

### **Additional**

- Driveway culverts upgraded with large HDPE pipes, ABC gravel & rip-rap (2020)
- Mold & radon tests conducted in 2017 – both negative