

# 202 MIMOSA DRIVE

## PROPERTY FAQ

### THE STORY BEHIND THE HOME

Originally built in the 1970s by renowned local architect J.P. Goforth, this home has long been a special part of the neighborhood's architectural fabric.

When it came to market in 2023 in its original condition, it drew significant interest from buyers across the country. The current owners, who already lived in the neighborhood, ultimately secured the home after outbidding several interested parties, driven by both their connection to the community and a desire to thoughtfully preserve the home's character.

Since their purchase, they have invested nearly \$1M into a comprehensive, down-to-the-studs renovation, completed in collaboration with J & J Construction Company LLC and architect Chad Wilkins.

The result is a home that carefully balances architectural integrity with modern livability—preserving the original design intent while elevating it with updated systems, materials, and a refined, cohesive aesthetic.

### WHAT WAS THE EXTENT OF THE RENOVATION?

This home underwent a comprehensive, down-to-the-studs renovation, thoughtfully reimagined with both design and functionality in mind.

Key updates include:

- All-new plumbing and electrical systems
- New HVAC system (installed January 2026)
- New water heater (2025)
- New roof (2025)
- Combination of repaired and replaced siding
- All-new windows (Marvin Essential series)
- New deck and screened porch addition
- New carport with electrical and storage
- New vapor barrier in crawl space

Inside, the home features custom cabinetry, site-finished white oak hardwood flooring, Bosch appliances, Silestone countertops, and curated designer lighting (primarily Arhaus)—blending modern comfort with the home's original character.

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### **WERE THERE ANY STRUCTURAL CHANGES OR ADDITIONS?**

Yes. While the original structure of the home was preserved, the renovation included:

- Addition of a screened porch attached to the home
- Construction of a new carport
- A new deck
- The foundation was found to be in excellent condition, and no structural repairs were required.

### **WHAT CAN YOU TELL ME ABOUT THE SEPTIC SYSTEM?**

The property features a brand-new, engineered septic system:

- Type: Type III panel block system
- Permitted for 3 bedrooms
- Professionally designed and permitted by a licensed soil consultant

Engineered systems like this are designed for efficient drainage and long-term performance.

### **WHAT UPDATES HAVE BEEN MADE TO THE WELL?**

The home is served by an existing private well, with several recent improvements:

- New well house constructed
- New water line run to the home
- New electrical service to the well

### **WHAT WARRANTIES TRANSFER TO THE NEW OWNER?**

- Two-year systems warranty from the builder
- Roof: 5-year transferable workmanship warranty
- HVAC system: Manufacturer warranty through 2036
- Water heater: Manufacturer warranty (6-years)