

**168 Lundquist Rd, Ligonier PA 15659**

**Property Improvement List**

Master Bedroom

- Custom built ash cabinet built in in master bedroom
- Custom built ash bathroom vanity and also cabinet in mater bath
- Granite countertop
- Premium fixture in master bath (hans grohe)
- Custom tile work
- Heated tile floor
- Towel warmer
- Hot water circulation pump installed
- Walk in closet
- Added two large window
- New hardwood floor
- Blown in ceiling insulation as additional R rating

Main Floor Bathroom

- Custom Ash cabinetry
- Heated tile floors
- New Skylight

Main Floor Bedrooms (2)

- New carpet
- Installed new closets
- Blown in ceiling insulation as additional R rating

All interior doors on main floor are Ash solid wood doors and hand wax finished

Updated LED lighting throughout the house

Bar Area

- Custom Ash cabinet
- Granit countertop
- Life edge Maple Backsplash
- New Hardwood floors
- Installed drinks refrigerator
- Installed Dishwasher

### Main Level sitting area

- New wood burning fireplace w/new chimney and stone surround
- Live edge nook shelving made from elm off the property

### Loft Area

- New hardwood floors (Red Oak, Maple, and Mahogany)
- New Glass railing w/custom Oak trim

### Dinning Area

- New Propane Fireplace w/granite surround and Oak accents
- Cherry Mantle from the property w/feature lights
- Floor to Ceiling Custom built Maple Cabinetry w/LED feature lights

### Kitchen

- Heated Tile floor in work area
- Bosch Dishwasher, Freezer, Refrigerator
- 48" GE Monogram Propane Stove
- Steam Oven
- Workstation Sink
- Custom Cabinetry by Art Design
- Coffee bar
- Live edge Maple shelving harvested from the property
- New sky lights
- Windows added on sides of 48" range

### Laundry Room

- Utility sink
- Live edge Cherry countertops harvested from the property
- Dog washing station

### Basement

- Installed walkout Anderson Double doors
- Installed new window in back room
- New Carpet
- Installed two new closets

### Heating System

- Installed 5Ton Geothermal system w/3 wells
- New cold air returns in several room
- Adjusted airflow to optimize comfort

#### Water System

- Installed water filtration and softening system

#### Radon Fan

- Installed new Radon Fan

Smoke Detectors upgraded and are connected throughout the house

Installed new apron in front of garage with dedicated drainage

#### Garage

- Constructed 22x32 oversized two car garage with overhanging shed
- Installed new 200 amp service
- Installed new driveway w/Township approval

#### General House

- Installed gutter guards on entire house
- Installed gutters on rear of house
- Installed new gutter drainage pipes to downslope of house
- Removed old wooden deck and installed concrete hardscaping
- Installed new sitting deck off living room with custom locust deck boards to eliminate chemical exposure from treated wood
- Installed firepit
- Installed new decking to the waterfall
- Reconstructing Waterfall

#### Landscaping

- Planted variety of fruit and ornamental trees
  - American Chestnut (2), Paw Paw, Peach, Apple, Redbuds (3), White Magnolia, Orange Azalea, Yellow Magnolia (2), Pink Magnolia, Dogwoods (4), Japanese Maple

- Black Raspberries, Blackberries, Red Raspberries, Blue Berries
- Forsythia bushes (4)
- Hostas (Numerous)
- Lillies (Numerous)
- Bleeding Hearts (Numerous)
- Peonies (Numerous)
- Butterfly Bushes (Numerous)
- Hydrangeas (Numerous)
- Cleared 3-4 acres of dead trees, brush and overgrowth to enhance sunlight, extend yard, and improve visibility of stream and hillside for wildlife viewing
- Improved trails the Hunt Club uses and constructed new Trails for the Hunt Club
- Installed new driveway with Township approval