

14550 Purcellville Rd, Hillsboro, VA 20132

THE MAIN HOUSE:

- Roof: Replaced approximately May 2019
- Gutters: Replaced approximately (May 2019)
- Chimney Cap replaced (2022)
- Flues: Stainless steel flues installed for both the boiler and the wood stove (insert)
- Boiler: New boiler installed (2024). Maintained annually by Griffith since move-in (previous owner also used Griffith)
- Hot Water Heater: New dual-function hot water heater installed (allows boiler to be shut off in summer)
- Water Filter: Whole-house water filter added; Filters changed every six months
- Skylights: New skylights installed when the roof was replaced
- Windows: Replaced by previous owners; double-paned Andersen
- Mini Split: Installed in Sunroom (keeps cool in summer, warm in winter)
- Wood Stove (Family Room): Installed, maintained by Rusty's
- Septic System: Four-bedroom conventional system; Distribution boxes replaced in 2014 Pumped by McKim in 2023
- Flooring - Main Areas: New Bruce hardwood flooring installed (2018)
- Flooring - Sunroom: LVP (Luxury Vinyl Plank) floors installed, replacing old blue tile (2026)
- Flooring - Bedroom: Updated with the same flooring as the main house (2025)
- Flooring - Primary Bedroom: New wood floor installed
- Primary Bedroom Closet: Updated with closet organizers (2026)
- Spare Bedroom Closets: Updated
- Bi-fold Closet Doors: New bi-fold doors installed
- Kitchen: Updated/remodeled (2018)
- Dishwasher: Replaced in the last six months; Bosch brand
- Molding: All molding updated
- Light Fixtures: All light fixtures updated - New light fixtures in the family room
- Paint (Interior): Most of the house painted; Whole ceiling repainted; Bedrooms and sunroom repainted; Basement repainted (2026)
- Paint (Exterior): House repainted (April 2026); Decks (front and back) painted
- Wood Trim: Rotted wood replaced
- Garage Doors: Replaced both doors (2018)
- Laundry Room: Added on after the house was built (originally in the basement)

14550 Purcellville Rd, Hillsboro, VA 20132

THE BARN HOUSE COTTAGE:

- Construction: Built by the owners (Architect Marc O'Grady/Ashburn VA) – all permits
- Two-by-six walls; Super insulated with spray foam; Attic encapsulated with spray foam
- Kitchen: Designed to fit the area, includes a small stove
- Bathroom: Updated
- Washer and Dryer: Installed in the cottage
- Floors: Rough-cut Pine Floors
- Farmhouse Doors: Installed (barn house style) .
- Septic System: Built with an approved three-bedroom septic system (allows for expansion)
- Well: Separate well drilled: 15 gpm yield; Has a softener system

EXTERIOR / PROPERTY:

- Greenhouse: Built behind the house, constructed from reclaimed windows
- Garden Plot: Small garden plot behind the house
- Fruit Trees: Planted (peaches, apples, pears)
- Fencing: A lot of fencing installed by current owners; approximately one acre fenced
- Trees: Huge pines on a hill removed due to leaning
- Equipment Shed: Built with the house, board and batten added, cute shutters
- Water Connection: Connection installed by the hydrant (about 3-4 feet deep) for potential underground water to troughs