

## Improvement/Amenity List from Sellers

1. Fall of 2021 the oil heat furnace, oil tanks, air conditioning system was replaced with High Efficiency Mitsubishi variable speed outdoor units (3) and new indoor Mitsubishi air handlers (3) with merv 10 air filters. System can be controlled via WI-FI and or internet enabling control from anywhere. Energy use is approximately 40 pct less than old system.
2. Pool has new liner installed July of 2023. The house has a separate dedicated inside basement heated/cooled pump room with sunken floor containing pool pump, valves, filter and other items.
3. The basement has a safe room with block walls reinforced with concrete. The basement has a gym room with cushioned rubber floor. Basement has full bathroom with shower and locker style changing/storage area.