

## 110 Marshay Meadow Rd – Home Facts and Features Sheet

Basic Property – Three bedroom, two bath ranch on approx. 1 acre lot on private dirt road  
Built in 1992, major renovations in 2013.

Quiet neighborhood offering the serenity of county living and the convenient access to urban shopping. 20 minutes to downtown Raleigh, 5 minutes to Wake Forest and Youngsville or 8-minutes to Rolesville.

### Exterior Features and Renovations: (All dimensions nominal)

- New 30-year roof in 2013.
- Deck flooring replaced and stained in 2015. New, wider stairs added.
- New Master electrical panel and breakers in 2014. Home is wired for emergency back-up generator connection. Many receptacles replaced with upgrades.
- HVAC unit replaced and relocated in 2015 to allow for future deck expansion or room addition off of LR or MBR.
  - Some ductwork and central plenum replaced
  - New, additional return added in hallway near hall bath to enhance airflow throughout.
- Water Heater upgraded from 40 gal to 50 gal when replaced in 2017.
- All exterior windows replaced with low-E energy efficient Pella windows in 2013-2014.
- 325 gal Propane Tank purchased and installed in 2016 to replace underground 250 gal tank since many home insurers will not cover homes with below-ground storage. Avoids being locked into a sole source of supply with the tank owner if rented. Can shop for best prices.
- 12'x20' exterior workshop w/ 70amp electrical service and outside GFI receptacles.
- 6'x6' lean-to storage area adjacent to workshop for additional tool storage.
- 12'x12' cooking and canning kitchen with gas stove and 100 lb Propane tank. Water line is run to the shed but not yet connected. Floor drain for easy cleanup.
- 12'x10' storage shed with power for freezers and supply storage. Floor drain too.
- 12'x12' storage shed with power and drive up concrete ramp for riding lawn mowers. 5' door opening.
- 12'x20' storage shed that is watertight but sits on blocks and needs to go.
- 10'x10' nearly completed greenhouse with LP gas heater. (Needs Door).
- 10'x8' Arrow metal storage building on concrete slab for storing gardening supplies.
- 10'x14' Arrow metal storage building on concrete slab for storing yardwork equipment.
- Property fenced on 3 sides with 6' dog-eared treated wood. Fence on both sides where readily visible from the road.
- Pear, Apple, & Peach trees, Grape vines and Blueberry bushes.
- 30 amp RV connection near driveway.
- 60'x28' compacted ABC stone flat for raised bed garden area or large garage.
- Enhanced privacy since lot adjacent to rear is unbuildable.
- Vinyl rain gutters added in 2013.
- 30' telescoping flagpole in front yard with solar powered lighting for night illumination.
- Solar powered, motion activated security lighting on driveway and rear entrance.
- Large Poplar tree ideal for rope swing and climbing ropes.
- Euonymus shrubs across the front of the property to eventually grow into a solid hedge.
- Various varieties of flowering (azalea, yellow bell and rose) bushes in front yard.

- Well pump replaced and upgraded from ½" to ¾" spline system in 2012. Pressure tank also replaced and upgraded to 70 psi capacity. Well is 2,200 feet deep but pump is only 1,750 feet down, tapping the lower of the two aquifers it contacts. At last test, the well had natural water pressure to within 14' of the surface. Has never frozen even with nighttime temps in the low teens.
- All plumbing replaced with new PEX piping in 2016. Additional main shut-off valve added at entrance to crawl space to facilitate access and rapid shutoff if needed.
- Front storm door replaced with low-E glass upgrade in 2013.
- Floodlights on front, rear and driveway sides of the house

#### Interior Features and Renovations:

- Pull-down staircase added and attic floored in part for additional storage space in 2013.
- Most interior drywall replaced during renovation in 2013.
- Insulation in most exterior walls upgraded from R-13 to R-15.
- Insulation in most ceilings upgraded from R-26 to R-38.
- Several interior walls moved to enlarge hall bathroom.

#### Master Bedroom

Additional 4-gang electrical outlets added on both sides of bed area.  
Ceiling fan  
Ethernet connection for smart TVs or computer  
Large, lighted walk-in closet with panels in walls for easy plumbing access.  
Built-in storage shelves and clothing rods  
New carpet in 2013

#### Master Bathroom

Single large vanity with storage underneath  
Water-saving, variable flush toilet installed in 2013  
4'x6' 2-person Jacuzzi tub/shower with heater and upgraded water pump  
Ceramic tile floor, tub backsplash, tub walls and convenience ledge  
Wall-mounted wooden medicine chest over toilet  
Dressing mirror on wall and vanity mirror over sink

#### Bedrooms 2 & 3

New carpet in 2013  
Ceiling fan w/ light. Fan on wall switch in one bedroom. Pull chain in the other.  
Closet with bi-fold doors  
BR 2 has Ethernet connection for smart TV or computer

#### Hall Bath

Remodeled to include 60" corner Jacuzzi soaking tub/shower w/ ceiling to tub curtains  
Linen closet  
Single large vanity, Water-saving, variable flush toilet installed in 2013  
Ceramic tile floor and tub walls

### Entrance/Hallway

New woodgrain vinyl flooring in 2013 (extra tiles included)

New matching light fixtures in 2013

Coat closet

Pantry closet with heavy-duty built-in wooden shelving

### Living Room

New carpet in 2013

Cathedral ceiling

Ceiling fan with light, both controlled by wall switches

Light switch at entrances from both kitchen and entrance hallway

New thermostat in 2016 (when HVAC replaced)

Ceiling insulation upgraded from R-26 to R-38 in 2013

Gas log fireplace removed but flue and chimney are still there, so wall can be re-opened if desired

Ethernet connection for smart TV or computer

Exterior rear exit door

Oversize window on southern wall for maximum natural light

### Kitchen/Dining Room/Pantry

Ceramic tile floor (extra tiles included if base cabinets ever removed or replaced)

Microwave over stove with external vent

Electric stove

Side by Side refrigerator/freezer w/ icemaker

Built-in Dishwasher

Four-tube fluorescent ceiling light with Daylight bulbs in kitchen

Ceiling fan with light over dining area

Under-cabinet lighting for additional counter top illumination

Separate ceiling light over sink

Light switch for rear deck floodlight

### Home Office/Storage (adjacent to kitchen)

Built in shelving for heavy duty storage

Built in 16' (8'x2) double desk area w/ printer/fax stand in between for shared use

Exterior exit door

Bathroom-style exhaust fan in ceiling with separate wall switch

Wall-mounted speakers with bare wire input jacks for sound system

Elevated power and coax receptacles for wall-mounted TV

Central router location for internet distribution via Ethernet cable to other rooms

Light switch for driveway floodlights

### Laundry Room

New overhead cabinets and clothes rod added in 2016.