

100 BURRIS ST. - FEATURES, OPTIONS & UPGRADES

Space. Privacy. Flexibility. No HOA. No city taxes.

NO HOA Freedom to enjoy the property your way	NO CITY TAXES County setting with convenient access	PRIVATE, OVERSIZED LOT Room to spread out, entertain and play
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PROPERTY & OUTDOOR LIVING

- Expansive, private setting with **no HOA** and **no city taxes**.
- Huge oversized deck for outdoor dining, entertaining and relaxing.
- 20 x 12 wired and plumbed outbuilding with covered areas on both sides.
- Asphalt basketball court with commercial fiberglass breakaway backboard and rim.
- Fenced rear-yard area for pets.
- 30-amp hookup and space for RV parking.
- County setting offers flexibility for outdoor gatherings and a bonfire area, subject to applicable regulations.
- AT&T; fiber currently run to the house.

INTERIOR FEATURES

- Hardwood floors throughout with tile in both bathrooms.
- Granite kitchen countertops.
- Stainless steel appliances.
- Soft-close kitchen cabinets installed in 2025.
- Premium Jotul F-500 wood stove in the living room - a substantial heat source and striking focal point.

PRIMARY SUITE & BATHS

- Primary bath added in 2011 with a clawfoot tub and oversized two-person shower.
- Dual shower-head setup replaced in 2025.
- Tile installed in the main bathroom in 2011.
- Kitchen and both bathroom faucets replaced in 2025.

MAJOR SYSTEMS & IMPROVEMENTS

- Trane heating and air conditioning system installed in 2020.
- 50-year Atlas shingles installed in 2016 on both the house and storage building, with transferable/lifetime manufacturer coverage subject to warranty terms.
- Hot water heater replaced April 2021.
- All windows replaced in 2011.
- Both exterior doors replaced by Pella in 2023.
- Vapor barrier installed in crawl space in 2011.
- Septic system pumped and cleaned December 2025.
- Honeywell smart thermostat with remote access.

RECENT UPDATES & IMPROVEMENT TIMELINE

A quick reference to notable improvements, replacements and maintenance.

2026	• Exterior of the house and outbuilding pressure washed and painted in August. • Decks freshly stained; paint touch-ups completed.
2025	• Refrigerator replaced September 2025; seller notes a transferable 5-year warranty from Garner Appliance. • Bosch stainless steel dishwasher replaced. • Microwave over the stove replaced January 2025. • Soft-close kitchen cabinets installed. • Kitchen and bathroom faucets replaced; primary double shower head replaced. • Septic system pumped and cleaned December 2025.
2023	• Both exterior doors replaced by Pella. • Entire interior painted, including cabinets and ceilings. • Deck stained.
2021	• Hot water heater replaced in April.
2020	• New Trane heating and air conditioning system installed.
2016	• 50-year Atlas shingles installed on both the house and storage building.
2011	• All windows replaced. • Primary full bath added with clawfoot tub and oversized two-person shower. • Tile installed in main bathroom. • Granite countertops installed. • Stainless steel stove, washer and dryer installed. • 20 x 12 wired/plumbed outbuilding added beside the basketball court. • Crawl-space vapor barrier installed.