**UPDATES & MISC. INFO FOR 727 NORTH MAIN STREET, JAMESTOWN, KY**

**2024** \*Remodeled Kitchen, new dishwasher and microwave

\*New Carpet in Primary Bedroom

**2023** \*New Roof

\*Remodeled Laundry (took part of 1 car garage and created laundry area with Split unit for heat and air conditioning. Left nice large storage area in remaining garage area)

\*Garage/Shop Treated for Termites

**2022** \*New HVAC- increased to 3.5-4 ton unit

**2021** \*New Hall Bath Remodel

**2020** \*New refrigerator

\*New Hot Water Heater

**2019** \*35 x 40 RV shed built, equipped with electric and gravel

**2016** \*Large Shop/Garage was added onto to total 36 x 66. Shop offers 200 amp service, multiple storage bays, electric garage door openers, Flue for Wood Heat, Propane Gas Heater, Water for car washing and also a dog washing station with automatic hot water heater (propane bottle gas)

**Between 2012-2024-Miscellaneous**

\*Additional Blown insulation in attic area

\*New Gas Logs in upstairs Fireplace

\*Basement walls and bedrooms created. One has a full bath with large shower and uplift commode. Commode has to be plugged in to flush.

**2012- and before**

\*When purchased, some updates had been made such as

new windows, new or updated plumbing and electrical

\*House Treated for Termites

**House Utilities**

Electric Runs $130-$250, from lowest to highest/Coldest/ Hottest Months for home &

~$50-$75 for Shop area electric

Water runs $85-$110/ month and includes water, sewer and weekly garbage pickup

**Miscellaneous Info:**

House has Two Electric Services. One for house and One for all other, Shop and RV shed, Gazebo, Scr. Porch & etc.

Original Hardwood Floors throughout, with exception of small strip in Primary Bedroom where wall was moved. The room has NEW carpet.

Home offers Two Laundry areas, one upstairs and one in basement. Basement Brown couch and chair, washer and driver and SAFE remain .

Home has THREE heat sources: Electric Central Heat and AC; Fireplace for wood or gas (currently new gas logs in place) and downstairs Flue for wood burning stove if desired and wall mounted propane gas heater.

Items that **DO NOT REMAIN WITH PROPERTY**:

Wood Stove in Basement

Wood Stove in Large Shop/Garage

Garage Lift

Work Tables/shelves on WHEELS

\*Seller’s request Listing Agent to be Present on all showings

\*Seller’s Request 30 Days after Closing for Possession

ANY QUESTIONS, PLEASE CALL BROOKE BUNCH AT 859-516-4007.

THANKS FOR SHOWING!!!