

317 Crabapple – Additional Property Details

1. **Utility History.** Provide past 24 months of utility and general “cost of ownership” on electric, gas, cable, internet, hot tub, security system, etc.
 - a. Electric – Yampa Valley Electric Association – 24 months of Yampa Valley Electric Company info provided
 - b. Gas – Atmos Energy – They are mailing statements from 11/2015 to our tenants who will send them to us. We will send them to you as soon as we can.
 - c. Water & Sewer – 24 months City of Steamboat Springs provided.
 - d. Trash & Recycling – 9 months of Twin Enviro provided - \$96.00/quarter or \$32.00/month
 - e. Internet – 12 months CenturyLink provided – monthly agreement is \$50.99
 - f. Cable – No cable services now; however, DirectTV dish is in the backyard and nicely affixed to a post (cable nicely buried to the home and run to all bedrooms and both living areas. Home fully wired for DirectTV, Dish or cable.

2. **Vendors:** Please provide a list of vendors who have serviced the house in the past (plumbers, electricians, snow plowing, landscaping, hot tub, cable, internet, etc).
 - a. Plumbing – All Drain Services
 - b. Electrician – Central Park Electric
 - c. Painting & Texture – Sloop Painting
 - d. Carpet & Harwood Flooring – Affordable Flooring Warehouse
 - e. Driveway Maintenance and Resealing - Rocky Mountain Asphalt– last done Fall 2016
 - f. Appliance service – Appliance Service Center & High Country Appliance
 - g. Aqua Vita Spas (we sold hot tub in summer of 2016) – 220 still live (but capped); hot tub was located below back deck
 - h. Satellite/Cable – DirectTV; home is fully wired for cable in each bedroom and

living room and the dish is on a post in the backyard

- i. Internet – CenturyLink via wired telephone lines throughout home
3. **Notable Features.** Seller will provide any special or custom features of the home. Examples would be type of :
- a. Flooring/trim/doors – Hardwood flooring is Cali Bamboo extremely durable bamboo floor. Solid wood doors.
 - b. Carpet - throughout installed in Spring of 2014.
 - c. Countertops – Extremely durable throughout.
 - d. Cabinetry – Natural solid wood cabinets
 - e. Appliances – Gas stove, extra-large capacity washer & dryer, fridge with water and icemaker, new garbage disposal
 - f. Windows – Energy efficient double-paned glass. The window treatments in the living room are West Elm silk panels (included) unless the buyers don't like them, which in that case we'd be happy to take them with us. Leaded glass insert in front door.
 - g. Heating system – Medium efficiency natural gas forced air furnace.
 - h. Water filtration system – The fridge has a lighted filtered water and ice maker feature.
 - i. Light fixtures – Updated to oiled bronze semi flush mounts throughout in Spring of 2014. We also added a really nice (\$440) MinkaAire Acero 3-blade 52-inch ceiling fan in 2014. This fan is controlled by an in-wall switch at the top of the stairs. We also installed three dimmable pendant lights in the kitchen, as well as a couple of larger pendants in the dining area in 2014. Both upstairs bathroom light fixtures installed in 2014. Motion sensor exterior lights.
 - j. Remodel notes
 - a. All main level acoustic ceiling removed and refinished with a skip trowel finish and painted – Spring 2014
 - b. Repainted all rooms on upper level and stair well in Spring of 2014
 - c. Hardwood flooring installed spring 2014 – Cali Bamboo, Vintage Java Fossilized Bamboo Flooring
 - i. Janka Rating – 4667 lbs. (very durable and pet/kid friendly!)
 - ii. 50-year residential warranty

- iii. 10-coat scratch resistant finish
 - iv. Ultra-low VOC; no added urea formaldehyde
 - v. Wide-plank, distressed finish
 - vi. <https://www.calibamboo.com/product-vintage-flooring-java-fossilized-bamboo-7004008001.html>
- b. New carpet throughout (where not hardwood or tile) installed Spring 2014 –
 - i. Upstairs - Dream Weavers Carpet, Touch of Class – color: mushroom
 - ii. Downstairs and Stairs – Dream Weavers Carpet, Elegant Touch – color: 550 Cocoa
 - c. Light fixtures:
 - i. Replaced all flush mount light fixtures with contemporary oiled bronze light fixtures in spring of 2014
 - ii. Added dimmable pendants in kitchen in spring of 2014
 - iii. Added pendants over dining area in spring of 2014
 - d. **Master Bath – Slate tile installed Spring 2014**
 - e. **New drapes (West Elm silk panels) in living room – Spring 2014**
 - f. **New high-end MinkaAire fan with switch installed spring of 2014 in living room**
 - g. **New light fixtures installed in upstairs bathrooms in Spring 2014**
 - h. **Hot tub removed and 220 v. electric capped in Summer of 2016**
 - i. **Driveway resealed in late summer 2016 (at the same time that the private court – Crabapple – was resealed)**
 - j. **New garbage disposal installed in late 2016**
 - k. **Permanent Recreational Fire Permit**
 - l. **Radon mitigation system in late 2014**
 - m. Significant prior owner improvements:
 - i. Roof replaced in 2009 (used 30-year shingle – see shingles in garage)
 - ii. 50-gallon natural gas powered water heater replaced around 2009