

**Irlbacher's- 4523 East Peachton Drive Port Clinton Ohio 43452**

**Mechanical Upgrades**

**Furnace:** New 2012

**AC :** New 2012

**Water Heater:** New 2011

**Roof:** New 2012

**Pool:** Liner New 2018 /Filter 2017

**Skylights:** New 2017

**Appliances:** Jenn Air Gas Cooktop/ Jenn Air Microwave/Oven 2008

**Blown in fiberglass Insulation 15" (R47):** 2013

**Pool liner new April 2018**

**Generator Hook Up**

***SELLER IMPROVEMENTS, DECORATIONS, AND UPGRADES***

Kitchen

Master Bath and ½ Bath

Mud room

Sun room

New Patio concrete

New Outdoor Fireplace

New Pool fencing

New Pool ground water sump system

New Pool liner 2018

New Storage Shed 12 x 22

Newer Side Walk

New Professional Landscaping

**EXCLUSIONS:**

Sail Boat Landscape Art

Garden Hose Reels in Garage

Vacuum Cleaner Garage

Bose Stereo System Speakers

Martin Birdhouse

Garage Storage Cabinets/Hanging Storage Systems Garage

Washer and Dryer (Refrigerator Stays)

Hot Tub

**The above information is provided by seller and is meant to assist buyer with buyer's due diligence.**