

Improvements to 83 Maple Street, Morrisville, VT

MECHANICAL:

- Replace two old furnaces (old farm house & addition) with tankless on-demand high efficiency (>95%) gas furnaces
- Replace old hot water heaters with on-demand tankless gas heater (farm house) and new localized electric hot water heaters (addition)
- Install high efficiency mini-split HVAC to suites
- Replace complete exterior entry door assembly to suites addition
- Overhaul all (13) toilets to prevent "running" toilets and replace faucets as needed.
- Update to LED lighting

EXTERIOR:

- Replace several hundred feet of wooden fascia boards with maintenance-free PVC boards
- Install gutters
- Repaint (extensive work scheduled to start April 15) to include new flashing as needed

LANDSCAPING:

- Install new stone patio seating area along with new patio furniture
- Install new 6-person out-door hot tub with associated landscaping
- Removed and replaced overgrown plantings and trees with new appropriate plants
- In process, restoring two staggered ponds