

## **Renovation of 2302 Pickard Mountain home**

Bought in 2006 for \$399,000. Total cost of all upgrades and renovation about \$475,000

The house was taken down to a shell and rebuilt.

Prime consideration was location. Nature conservation and close to Chapel Hill.

Compact, best quality appliances, and maintenance-free. Low upkeep and low heating/cooling bills because of Geothermal

Planned for our daughter who elected to move to Madrid.

**Location.** Ten acres of pristine Appalachian country with hard wood trees. Birds.

2302 is peak of Pickard Mountain with view of countryside, and Chapel Hill is on the horizon.

Quiet, off Dodson Crossroads, and easy access to Chapel Hill, schools, and shopping - 15 minutes.

### **Upgrades and Renovation - itemized**

*Renovation was done in 2 phases.* During the first phase the living, kitchen, downstairs bedroom, powder room and front entrance areas were renovated.

In the second phase the following completely new additions were added with new foundation: new laundry room with shelves built in, new clothes washer and dryer, hallway outside laundry room, large 2.5 car garage with the ante-room, and inner courtyards dining room

Front door of old house was located where the entrance to the new current living room is located. The old front door was a single panel door.

A raised brick porch with wrought iron grill and an entrance way was built with foundation from scratch. The ceiling of porch is hand done wood work slats. Commanding exterior light fixtures were added

Entrance Foyer room with slate floor and marble slab – “tropical forest” (\$8,000) was built into the wall. The marble wall fixture is hard built in, as it is very heavy.

Foyer room is heated and has a curved window to match the other front windows and door.

Side window seat with built storage cabinets for gloves, hats, scarves, umbrella, was built in by the same British carpenter.

*All windows in the entire house are new.* Front windows and the front oak door are custom built.

All room and exterior doors in the house were replaced with solid oak custom doors.

Stairway to second floor and lighting were taken down and a hard wood stairway with wrought iron railings are new.

All floor carpets were replaced with hardwood oak floors. The wall rise downstairs was also replaced with broad oak hardwood. The upstairs got white rises.

The dining room, hallway, laundry room and den have barn wood style tile floor.

Kitchen also has a new large square tile floor

Dining room with bay window and window seat.

Adjoining dining room is a mini-Romanesque open-air garden in lieu of a sun room.

Fireplace was rebuilt. The mantle and fireplace exterior was hand carved and the design is custom.

Fireplace cleaned and fixed to draw air well. Working wood fireplace

The kitchen was gutted, Granite countertops, Quarter stone oak cabinets, soft close drawers installed. All new appliances

Stove top burners with magnetic heat for two burners (do not get hot to touch) and 4 with electric heat. Exhaust from stove custom designed to pull cooking smoke and drawn through the lowered edge of ceiling in dining room to exhaust outside.

Living and dining room light fixtures are all Hubbardton Forge – handcrafted light fixtures from Northern NY state. The fan in the upstairs landing is also Hubbardton Forge. All other light fixtures and fans are also new.

Upstairs smaller bedroom got a new bathroom with shower, new closet and linen closet. Upstairs larger bathroom, shelves and closet are additions.

Termite treatment of crawl space and entire house done and under warranty – renewed annually.

New 5000 (?) gallon Propane tank installed near garage. Old one on the south side of house dug out and carted away. Suburban Propane as the propane contract and owns the tank.

New power generator runs off the propane automatically upon power failure –when it happens. Change of power to generator, in the event of power failure, is seamless and owner will not notice. Shelving on downstairs closets and upstairs closets are new. The downstairs closet had a water heater, that was removed and replaced with the two ones in the crawl space.

In hallway outside the dining room -Grilled woodwork wardrobe cabinets custom made from Brazilian mahogany- not built in and can be removed.

Entire roof – architectural shingles used. 30 year warranty.  
Large gutter and convex gutter covers avoiding annual cleaning.  
Septic was cleaned around 2012.

Built in book shelves in upstairs landing was carved by same carpenter as the oak fireplace. Also the built in book shelves in the office/den on ground floor.

Highly energy efficient Geothermal heating and cooling system (\$38,000) – 30 year warranty. Annual maintenance contract. Self sufficient – for heating and cooling the house. No propane used for heating or cooling the house Three-zone heating system.

Two water heaters in crawl space. First one is heated by geothermal heat and goes into the second one which is brought up to needed higher temperature by electric heat.

Well water tastes great and has a new pump and electric wiring all installed in 2015.

American Alarm security system was added. Annual contract.

Garage doors (custom) and automatic openers.

Drive way – new. End of drive way is a concrete slab with a foundation. Prevents gravel run off which can be swept back. Drive way with gutters on sides has held up very well in spite of heavy rains in the last few years.

Lightning rods put on the roof – top of hill house protected from lightning.

House wired for AT and T DSL (internet and TV).

Fenced in opening from back garage door for dogs.

All landscaping around house is new.

Cut all old, dead trees close to house (About \$11,000 cost)

All windows have a great view! The kitchen and porch welcome sunrise and the front porch and living room windows say Adieu to the sun. Dark starlit quiet twilight and nights. Except for the owls.