

110 Daggett Ave Vineyard Haven Enhancements and Improvements

Buyers can enjoy peace of mind knowing that the home is move-in ready with most major systems upgraded or replaced—saving tens of thousands of dollars in future expenses. No additional costs or mandated improvements from the Town of Tisbury are required prior to closing or after moving in.

Below is a comprehensive list of completed upgrades and improvements to showcase the exceptional value:

2007

- **Title V Septic System Installed and Approved**

A new, fully approved 5-bedroom septic system was installed, eliminating the need for any upgrades—an enormous cost and time savings.

2022

- **16 New Energy-Efficient Windows & 2 Exterior Doors Installed**

These updates improve insulation and reduce energy bills

2023

- **Full House Deleading Completed**

A \$4,000 investment in safety and compliance—already completed and passed on as peace of mind to the new owners.

- **Installation of 6 New High-Efficiency Mini Split Systems**

Located throughout the basement, first, and second floors, these systems provide modern heating and cooling, saving buyers costly investments in potential upgrades.

- **Additional Major Upgrades Completed**

- **New Roof**
- **New Hot Water Heater**
- **New Sump Pump**
- **New Outdoor Deck**
- **Upgraded 220 Amp Electrical Service**

March 2025

- **Title V Inspection Passed & Septage Pump-Out Completed**

All septic compliance requirements have been met for the upcoming transfer of ownership.

- **Town of Tisbury Water Service Line Inspection Passed**

Confirmed as non-lead piping—no additional costs or replacements required.

Additional Features

- **240V ChargePoint EV Charger Installed**

A valuable feature worth over \$4,000, allowing the new homeowner to charge electric vehicles efficiently from day one.

- **Located Outside the Lake Tashmoo Watershed Nitrogen District**

This means no requirement to install a costly enhanced de-nitrification septic system, which can add substantial costs in other parts of Vineyard Haven.

Summary of Savings

Buyers of this home will avoid:

Septic upgrades	HVAC installations	Lead Remediation
Water line replacements	Window/Door replacements	Roofing & Deck repairs
EV Charger installation	Electrical service upgrades	