

Buyers can enjoy peace of mind knowing that this home is move-in ready with major systems upgraded or replaced—saving tens of thousands of dollars in future expenses.

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**

Valued at up to \$40,000, 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 between \$30,000 and \$40,000 in potential upgrades.

---

- **Additional Major Upgrades Completed**

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

Combined, these upgrades could cost a new homeowner between \$40,000 and \$50,000.

---

## 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 may avoid:

- \*Septic upgrades   \*Water line replacements   \*HVAC installations
- \*Window and door replacements   \*Lead remediation   \*Roofing and deck repairs
- \*Electrical service upgrades   \*EV charger installation

**Estimated range of potential total savings: \$100,000-120,000**