

49 OAK LANE SELLER IMPROVEMENTS & PROPERTY NOTES

Seller Improvements

- **2023** Shell Drive
- **2023** 900 ft Mahogany Deck
- **2023** Mahogany Outdoor Shower
- **2023** Cedar Shingles and Trim in areas
- **2023** Gutters in areas
- Split Rail Fence
- GE Washer & Dryer
- Interior Paint
- Wood Floors Stained & Refinished
- Kohler Toilets
- Garden Shed Painted
- Outdoor Wood Playhouse & Swingset Painted

History of Improvements

- 2015 Hunter Irrigation System installed by Vineyard Gardens- \$7,000 system
- 2010 Support Beam added below living Space in cellar. *
- 2010 Title V Inspection Approved
- 2010 Radon Mitigation System Installed
- 2006 – Master Bedroom Expansion and installation of half bath, includes adding a new roof*
- Expansion includes 2x6 framing and R19, R30 insulation.*
- 2006- Buderus Water Heater installed with 4 zones.*
- 2004 – Kitchen, Sunroom and Side Entry Expansion, includes adding a new roof*
- 2001 Septic System Upgrade

* Eric Whitman, Contractor and Midland Plumbing performed this work and Eric provided this information

Property Notes

- Oak Lane Road Association – Annually to Oak Lane Road Association, this varies by annual budget which is voted on by homeowners. Fees include bus shelter & road maintenance and plowing.
- 2023 Dues \$650. Fiscal Year Ends June 30th.
- Select Furnishings Available as Separate Purchase

“49 Oak Lane is a relaxing haven with spaces to enjoy friends and family indoors and outside. The deck has become a favorite place for us all to gather after a day at Lambert’s Cove Beach or other adventures. We can sit for hours talking together, watching the kids play on the lawn or swings and the butterflies and birds in the gardens. Lounging in the hammock with a good book in the shade of the beautiful fruit trees has been another highlight for us.”

Information may be subject to change or update. Buyers should perform their own due diligence prior to purchase.