

Upgrades



2.85 ACRES

13570 SW 173rd Court | 4 Bedrooms | 3 Bathrooms | 3397 SqFt

OVER \$250,000 IN RENOVATIONS AND/OR UPDATES WITHIN LAST YEAR

PROPERTY INFORMATION:

- Total lot size is 2.85 acres
- Partially electronically fenced to keep animals from wandering into the street. Additionally, some posts for a board and wire fence have been installed.
- Not in a flood zone.
- Zoning is residential.
- All downstairs windows except kitchen are original, with original hardware and glass.
- Front and side entry main doors are original, with original stained glass and transom operational windows.
- NO HOA!

HOME AND UPGRADE/RENOVATION INFORMATION:

- Custom built home 1900
- Newly painted interior, draperies and/or window treatments
- Plumbing updated in 2008, and additional plumbing updates within the last year, including new fixtures, and/or faucets.
- Electric updated in 2008, and additional updates throughout the home and portion of the barn, including Lutron motion activated switches in the downstairs and upstairs second bath, dimmers in several rooms and other upgraded switches throughout home.
- Barn windows replaced with new period windows.
- New Gulf-Lok standing seam metal and shingle roofing installed July 27, 2023, (\$76,000) Warranty transferable to buyer.
- In-ground, whole house solar grid, with custom fence installed in 2023 (\$81,000)
- Large custom, walk-in closet, upstairs bedroom two (\$9,000)
- Finished out storage area/pass through between downstairs office/den/flex room and downstairs bathroom.

- New and updated landscaping (\$14,000)
- New, large, powder coated metal gazebo, with fans and lighting (\$7,000)
- New poured concrete floor in mower shed.
- Repaired plaster damage and replaced wallpaper in dining room (\$3,000)
- New light fixtures throughout kitchen, bedroom two and walk-in closet and other rooms throughout.
- Ceiling fans on wraparound porch.
- Resurfaced asphalt rear driveway (\$6,500)
- Three* separately zoned, 16-seer HVAC units and air-handlers installed in 2010 and recently serviced. *One unit needs to be replaced. The seller will give up to \$6K credit, with an acceptable offer.
- Substructure reinforced with 15 leveling pilings 2010.
- All six fireplaces converted to gas and fireplaces have all been sealed with metal caps and recently serviced.
- Conventional, convection and halogen stove and in wall ovens.
- Samsung stainless, digital touch, 34 cubic inch compartmental refrigerator. Equipped to dispense regular or carbonated water. Lower right freezer can be used as either refrigerator or freezer.
- New free-standing freezer.
- Wine Cooler.
- Radiant barrier attic blanket and blown fiberglass installed in attic 2019.
- Courtyard and Aquascape pond professionally installed 2020.
- Buried propane tank at north rear of home by courtyard, 2020.
- All vinyl siding on NW side of home replaced with Latin American Purpleheart pine, Amaranth, 2020.
- Reclaimed hardwood flooring replaced in downstairs office/den/flex room, 2017.
- Pergo timber craft flooring with double underlayment installed in bedroom four, 2020.
- Laundry/guest bath remodeled with custom glass shower, 2018.
- Downstairs bathroom cabinetry update, 2022.
- Exterior painted with Sherwin Williams Resilience, 2020.
- Wraparound porch sanded and painted with Sherwin Williams Super Paint, 2020.
- Custom Low-E, argon-filled, double paned windows installed in kitchen and 2nd floor by Fairbanks Construction, 2016.
- Three RV hookups in backyard, 30 and 50 amps.
- The "barn" was The City of Archer's original schoolhouse. This building has been completely tented and fumigated within the last year.
- Reclaimed 1920's cobblestones from down town Gainesville's Augusta Block, used to construct walkway and a portion of the rear courtyard.
- Home has been featured on HGTV and made for TV drama, "The Miracle Child".
- There are a variety of fruit and nut trees among the majestic magnolia tree in the front yard, pines, oaks, jasmine and other flowering and beautiful landscaping.
- Septic tank last pumped January, 3 2022 and drain field replaced.

UTILITIES/UPKEEP:

- Tankless gas water heater and electric water heater services master bath only.
- Electric provided by Duke Energy.
- The City of Archer provide water, and Waste Management for trash.
- AT&T or Cox provides cable and/or internet services. Fiber optics are available.
- Trash is picked up Monday mornings.

Questions?
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