

**111 Westridge Court
Chapin, SC 29036**

Year Built 1999
Acreage .78 Acres
Lake Frontage 100.57'
SF 4,650 SF

**Septic Tank and 250' Well
Irrigation System from Lake**

500 gallon underground Propane Tank serving:

- Main Level HVAC heat
- Cooktop
- Gas Logs
- Hot Water Heater
- Hard line to Gas Grill w/quick disconnect

HVAC Units

1 ½ ton International Comfort Heat Pump unit & fan coil unit	2,400.00	6/12
3 ton Tempstar Heat Pump unit	3,000.00	6/09
5 ton Gas Heat Pump-Trane-Original 1999 unit		

2015 Improvements

Landscaping Upgrades (stone, retaining wall planter, sod, azaleas-hydrangeas, irrigation & LED lighting upgrades)	8,500.00	Spring 2015
Irrigation Pump	550.00	Spring 2015
Stain all exterior docks, decks and gazebo	1,500.00	Spring 2015
Pool pump	550.00	4/15
Pool steps	4,000.00	4/15
Pool liner	2,000.00	5/15
Stone columns/mailbox w/ lighting	4,500.00	Spring 2015
TOTAL 2015	21,600.00	

2014 Improvements

Pool light	400.00	10/14
Pool salt water system	1,300.00	Fall 2014
Attic insulation and ductwork	4,700.00	9/14
TOTAL 2014	6,400.00	

2013 Improvements

Travertine Master Bath vanities & faucets	1,500.00	
Full interior repaint including trim	4,000.00	

Kitchen tile backsplash	2,000.00
Kitchen Farmers sink and "hands free" faucet	1,500.00
Living Room entertainment center	750.00
Kitchen Island w/ Butcher Block top	2,000.00
All exterior window trim-PVC trim	2,000.00
New granite countertops in Kitchen & Basement bar	5,500.00
Stain exterior cedar and painted trim	3,000.00
Misc.	<u>1,000.00</u>
TOTAL 2013	23,250.00

Termite Bond-Original treatment and continued bond

Clark's Termite and Pest Control
 PO Box 465
 Irmo, SC 29063
 803-781-4991

HVAC Maintenance Contract

Smarr Heating and Air
 15867 State Hwy. 200
 Great Falls, SC 29055
 Attn. Brooks Smarr

Appliances

Dacor Gas Range and Double Ovens, Kitchen-Aid Fridge, Bosch DW-All original 1999

Notes

8,000 lb. Boat Lift by Jacks Docks and Decks-Upgrades in 2008
 Gazebo Addition-2006
 70' dock (2-8' benches, 12x16 floater, 16x16 gazebo)