

Notes

159 Otter Cove Lane, Kilmarnock, VA 22482

House:

House last painted exterior April 2009

House roof re-shingled April 2009

House has set up, outlet for generator

House has 2 heat pumps, 1 for main house, 1 for backroom

Septic tank last cleaned, pumped out July 2013, county requires every 5 years

Driveway was re-graveled February 2013

New chimney for woodstove installed December 2013

Well is a shallow well about 70 ft deep, water is OK, but house has a water salt softener because of well water hardness and iron

New well pump installed December 2016

Waterfront view – the land directly across the cove from us is unlikely to ever be built on as it is a small narrow peninsula that would not meet the current restrictions of being 100 ft from the water.

Garage:

Garage roof re-shingled December 2013

Garage exterior repainted April 2014

Pool:

Pool is 15 x 60, considered a shallow pool as deep end is under 6 ft

Cabana roof re-shingled December 2013

Cabana repainted April 2014

Last pool liner was installed May 2009

Pool equipment:

New pool pump installed August 2015

Sand filter was replaced with a larger, more efficient one July 2007 (and they last forever)

The multiport valve for the sand filter was upgraded May 2015

Other:

Road gravel and mowing of road are shared cost among the # of homes on the road, currently 4

Last road grading and new gravel April 2015, usually needs it every 4-5 years

Mail – there is currently no mailbox for the house out at Otter Cove Lane and Cobbs Hall Lane as we use a PO box, but you can put one up and have mail delivery from post office if you want