

## Home Features 236 Ranch Circle Dr

- Backs up to West Twin Sister and a ranch – No development behind
- Easy deed restrictions
- Both upstairs bedrooms have ensuite baths and walk-in closets
- Large Storage Closet upstairs
- Large Storage Closet under stairs
- Entrance and Auto Gate 2010
- Interior painted 2009
- Tile installed 2009
- Concrete Countertops 2009
- Well House Rebuilt 2016
- Roof Replaced ~10 years
- Frontage Fence 2016
- Driveway redone 2018
- Replaced all 4 toilets with taller height and pressure flush 2018
- Hardy Siding 2023 (Southwest Exteriors)
- Gutters Removed for siding (east side of house – can be reinstalled)
- Windows and Doors 2022 (Window World)
- A/C and Heat Pump 2021
- Carport Added 2021
- Stone Fire ring 2021
- Water Softener 2022 (Kinetico)
- Concrete Water Tank 2022 (2,800 gal)
- Well Re-piped 2022
- No issues with Septic (RID X used religiously)
- 2 Derksen Storage Buildings 2021 & 2023
- Raised Garden 2022
- Chicken Coop 2025
- Deck Replaced 2023
- MB Walkin Shower 2023
- Vinyl for MB stacked in garage
- Stovetop Replaced 2020
- Dishwasher Replaced 2024
- Microwave Replaced 2024
- Oven Replaced 2024
- Farmhouse Kitchen Sink 2024 (stored in building)
- Gas Logs 2023

- Closet and Pantry Lights come on when doors open
- LED Lights under cabinets