

LIST OF UPDATES TO 3707 N CTY RD 27-BRADLEY GARD HOME AND LAND

3707 North Cty Rd 27 parcel 0502105005 (see update below)

Never improved until 2019.

Summary: Property purchased DEC 2018. Larimer permit for renovations Permit 19-RES0744 and 20-RES 0428.

Architectural and structural plans obtained. Original footprint unaltered. House is basically new as of year 2020

Original House gutted to studs, added structural supports in crawlspace and under house. Addition from 1980s was reframed (2x6) to support raised ceiling/roof and reinforced foundation; Masonry fireplace and original wood floors (red & white oak shorts) in tack. Insulated to current Cty standards

Original house & Addition:

All doorways are ADA accessible 32" openings , all new (except ext. door entrance on south west side)

New electrical 30 circuit, 200 amp panel, service and wiring, switches and outlets, underground buried service line, metered at pole

New plumbing throughout house, including septic cap

New plumbing fixtures, new PVC drains and vents

New tankless hot water heater (gas powered) NAVIEN 240A

New natural gas meter, existing piping extends into kitchen island

New PVREA electric meter (pole)

New water well (casing) and well line to home, new pressure tank, new water filter and treatment (softener) system-AUTOTROL 760

New drywall throughout

Fully (new) insulated to Larimer county codes for R values, R20 walls, R19 flooring, R51 ceiling

New paint interior and exterior

New double structural siding, flashing

New roof and shingles, added two eyebrows in front (east)

New Jeldwen interior and exterior doors, including fire door and entrance door, Feather river double patio doors w/blinds inside glass

New concrete patio door slab west courtyard

New lighting-Interior/exterior LED

New ceiling fans (2)

New toilets

New showers

New bath vanity/sink w/marble top

New kitchen stainless steel appliances (all electric), DW, Refr., microwave and stove w/cooktop (Kitchen aid and Frigidaire)

New farmhouse ss heavy gauge large basin sink-KRAUS
new kitchen 'oversized' island
New custom cabinetry (Milarc) with self closing doors (Alder)
New air heat pump , no-duct heating and A/C system-all electric, Mitsubishi Mini-split 4 header system, Model MXZ-8C48NAHZ with SURGE protector
New fireplace insert-ENVIRO CABELLO 1200 insert
New window treatments -hunter Douglas cellular shades and blackout drapes
New pella windows (R250 series), throughout
New Vinyl plank flooring in bath hall, kitchen and LvGRM
New carpet & padding in bedrooms and office
New kitchen QUARTZ countertops (including island)
Internet service (currently rise broadband), FRII, Hughes, and others
Refinished hard wood floors (red /White oak) in sunroom (2x6 walled construction with vaulted ceiling)
New custom wood trim throughout, farmhouse style
New rock scaping, edging and sod in west courtyard

2.5 car garage built ~1990, new gutters, full concrete foundation, upper storage areas, shelving, separate electric panel.

Finished additional ~364 SQ FT completed JAN 2022

Added a bedroom/office, hall and 1¼ bathroom with separate exterior entrance (from 1405 sf to 1769 sf). ADA disability accessible

- New luxury vinyl plank flooring
- New custom wood trim
- New doors-except southwest door
- New windows
- New bath toilet, shower and fixtures, new mirror
- New drywall, paint.
- New lighting
- New storage area w/hardwood garage door (repurposed from original)
- New CO2/Fire alarms
(all Larimer county permitted & approved)
- Fully insulated per Cty