

RUFFLANDS FARM
Upgrades / Renovations / Additions

MAIN HOUSE

3 Full Bathrooms renovated

Powder Room added (from previous pantry area)

Kitchen renovated with custom wood island

Butler's Walk-In Pantry (larder) renovated with 2nd refrigerator and wine fridge added

Mudroom added

HVAC replaced with Heil high-efficiency heating & cooling
(3 zones – upstairs loft, kitchen + master Bathroom, remainder of house)

Honeywell high-efficiency, built-in air filtration system

Built-in home theatre in Den/Media room

1 of 3 garage bays turned into Laundry Room w/radiant heat floor

Repaired 2 fireplaces to working condition

Built-Ins: upstairs TV/living room, downstairs TV room, window seat at top of stairs

Renovated Gym/Rec room above garage

Basement – poured concrete, 2 freezers added

All Floors – sanded & stained throughout the house

All interiors painted throughout the house

Generator for refrigerators in kitchen & pantry, and freezers in basement

GUEST HOUSE

Renovated 3-bedroom, 1 -bathroom
Upstairs is plumbed for bathroom
Added water softener and UV filtration system

EXTERIOR

Added solar panels on barn to fuel main house & heat pool
Tick extermination program (3 years & ongoing)
Added gunite saltwater heated pool with electric cover
Added pergola, bluestone dining patio, and wildflower field w/wood observation deck by pool
Added raised-bed, organic vegetable & herb garden w/enclosed berry house
Automatic irrigation system for garden
Added pear trees, hydrangea bushes, Echinacea bushes
Added electric dog fence
Refurbished all fencing

MISCELLANEOUS

Several solar companies have approached them about building community solar farms on their property. Would involve a per acre, annual lease on a portion of the land. Rental income roughly \$30K/year, plus they would pay property taxes on leased portion.

Sawkill River feeds the ponds on the property.

Altice fiber internet service.