

629 Wilkerson Rd. Fairborn, Ohio 45324

ITEM

Features:

Brick home built in 1998 w/ numerous upgrades, sits on 10 acre wooded lot with large pole barn;
4 bedroom, 4 full baths, 3 car garage heated,
Main level is approx 3,450 sf, basement is approx 2,500 sf. for total of approx 5,950 sf.
New, very efficient Geo Thermal HVAC system. House does have Natural Gas for fireplace, fire pits & stove.
Incredible backyard for entertaining- swimming pool / spa w/ water fall, huge travertine patio,
30 ' island with pizza oven, NG grill, fridge and cabinets; four remote control fire features and tiki torches.
Secondary Gould water pump to boost water pressure to 70psi throughout house.
10" thick concrete basement walls (norm is 8").
Automatic Front Gate- 10 acres is fenced.
Very convenient access to I-675, I-70, I-75- Dayton & Columbus.

Upgrades:

	DATE
Bought & combined additional 5 adjacent acres to original property for a total of 10 acre wooded.	2019
New Geothermal System- Main Floor- 5 Ton unit, Basement- 2.5 Ton unit; Geothermal Water Heater	2021
Sonos Sound System throughout house- Gym, living room Owner's Suite and Bathroom.	2020
New Reverse Osmosis system for fridge water dispenser.	2019
New Water heater for Owner's Suite.	2022
Installed Radon Delete System for house.	2020
Installed Commercial Natural Gas Meter- 2.7M Btu delivery (Columbia Gas)- fire features, fire place stove	2021

Living Room / Kitchen (Denlinger Construction)

Living Room- added 21.5 x 12' (258 sf) to back of living room.	2019
Living Room Remodel- Open Floor Plan with Kitchen.	2019
New high-end LVP floor throughout main level. (living room, great room, kitchen, bathrooms, hallways)	2019
New pendent lights and recessed lighting.	2019
Kitchen Remodel with 10' Island, New slow-closing cabinets & drawers, switches and outlets.	2019
Kitchen all new appliances- LG Fridge; Bosch microwave, 2 ovens, gas stove, dish washer; Vent Hood.	2019
Gas Fireplace- contemporary remodel on facad.	2019
Remote Control / WiFi Hunter blinds for 16 windows.	2019
New Pella French Doors- Kitchen	2021

Great Room

Remodel with new floor, trim and paint.	2019
New hanging light in Foyer.	2020
New ProVia Wood Front Entry Door Unit with transom window.	2023

Hallway Full Bath

Remodeled with new floor, chair height toilet, sink, slow closing cabinets (36") and drawers, lighting.
Granite counter top.
ADA handrails for bathroom.
Shiplap with Crown Molding on ceiling.

Dining Room

2019

Remodeled new floor & trim.	2019
New LED hanging light over table.	2019

Pool Bathroom

Remodeled with new floor, chair height toilet, pedestal sink, cabinet, lighting.
Shiplap with Crown Molding on ceiling.

Owner's Suite

Remodeled with trim, and paint.
His / Her Closets- new organizers.
Remote control Hunter blinds for window and patio door.

Owner's Bath (Denlinger Construction)

Total Remodel- his / hers slow closing vanities, cabinets and drawers.	2019
New mirrors, lighting, fans .	2019
Large stand alone bathtub.	2019
Large shower with waterfall shower head and wand.	2019
New Pella French Doors with side windows- Owner's Suite	2021

Stairway

New hanging light.	2020
New Balcony and stair railing- ViewRail contemporary cable & wood railing.	2023

Basement

Sono's system in Gym.	
New Pella French Doors- Walkout Basement	2020
Install Bar w/ seating for 5, sink, microwave, cabinets w/ granite countertop.	2023

Basement Bathroom

New chair height toilet.	2023
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Garage

New Garage Doors and WiFi electric openers.	2020
New Cabinets	2021
Insulation in garage attic.	2020

Outdoor

Front	2021
New Travertine front porch with paver accent on driveway.	2021
New landscaping and trees.	2021
FX Lighting for trees, house, water rock (each light WiFi controlled with App).	2021
Three-tier Water Rock- WiFi controlled.	2021

Back

New Salt Water Pool 40x20' & 8x8' large Spa, Nat Gas heat WiFi control. (Buckeye Pools)	2021
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(w/ Waterfall, tanning ledge, color-changing lights)

New Backyard hardscape- HUGE high-end travertine patio with...(Site Group)	2021
Large curved stone, granite top island with 30x4' Bar with electronic hybrid Pizza Oven (NG & Wood),	2021
36" Twin Eagles NG grill (conventional & Inferred), Twin Eagles Fridge & storage cabinet.	2021
Beautiful Cedar Pergola w/ columns and ceiling fan- matches home architecture- custom canopy top.	2021
Drop Down TV mount under pergola.	2021
Three tier Water Rock- Wifi controlled.	2021
Fire Features- WiFi controlled: Copper Bowl on pedestal, large firepit for gathering,	2021
two 10' linear fire pits built into rocks behind pool and NG Tiki Torches.	2021
Large Granite boulders throughout backyard.	2021
FX Lighting for trees, water rock, houses, Bistro lights and patio (each light is WiFi controlled with App).	2021
Boxwoods, Hydrangas on stand, Twist & Shout Hydranga, Russian Sage, and more.	2021
Sonos Sound System- for music or TV.	2021

Pole Barn- 64 x 42' (Cleary)	2020
Excavation, Building, Driveway, electric, water / septic, mezzanine.	2020
14' electric garage doors	2020
Full bathroom with on-demand water heater.	2020
Large 24 x 16' covered porch for washing cars.	2020
Crushed asphalt driveway- no dust.	2020
5" gutters with leaf guards.	2020

Side Yard

Ornamental Fence- 6' high for big dogs and children; Two gates- 6' and 4' wide.	2021
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Garage

New LED lights.