

PROPERTY IMPROVEMENTS & UPDATES

3469 Tails Creek Church Road | Ellijay, Georgia

A thoughtfully improved mountain estate with substantial updates to the home, grounds, outdoor living areas and major systems.

OUTDOOR LIVING & GROUNDS

- Trex decking addition
- Drainage dredging and related site work
- Concrete retaining wall and rock work
- Additional rock and gravel for the driveway and parking area
- Lanai screening
- Extensive exterior lighting, including driveway post lights, wall lights and grounds lighting
- Two outdoor deck heaters with app-based controls

MAJOR SYSTEMS & INFRASTRUCTURE

- New 1,000-gallon septic tank installed; previous tank removed and filled
- New metal roof
- Masonry repairs completed in conjunction with roof work
- New gutters with leaf guards
- Generator service/repair, including replacement of the automatic shut-off sensor switch
- New interior well pressure tank
- Main HVAC filter replacement
- HVAC motor replacement

EXTERIOR & ARCHITECTURAL ENHANCEMENTS

- Exterior of home painted
- Wood beams added for fireplace mantels
- Two log kits added
- Hardwired exterior lighting system with app controls

Additional Notes

This summary is intended to provide prospective purchasers with a convenient overview of seller-reported improvements and maintenance. Buyers should independently verify items material to their purchase decision.