

## *notes from the seller...*

405 Long Trail Road, Black Hawk, CO 80422

- The entire home / rooms have been remodeled down to the frame, inclusive of new plumbing, electrical, and insulation. New flooring, trim and interior doors throughout. New bathrooms.
- New exterior siding and insulation installed on entire home.
- New plumbing (PEX) installed and completely wrapped with commercial grade "heat tape" to prevent freezing (control switch in South end of kitchen).
- New decks (Redwood / Cedar) installed.
- New shed installed. Custom engineered for the mountains (additional roof trusses for snow / wind rating) and steel floor joists for additional weight load (storage for snow mobiles).

Oh, and don't forget the new steps, side walk, and circular driveway!