

Property Fact Sheet

740 S. Cocalico Rd.

Denver, PA 17517

Included with real estate: Stove, dishwasher, propane insert, propane tank (500 gal.)

Not included with real estate: Car lift in shop, workbench in shop, air compressor in shop, swing set, animal houses
(Property buyer will have first right of refusal for car lift)

Lot size: 1 acre +/-

Property taxes: \$4,928.26 2025
\$4,838.28 2024
\$4,676.08 2023

UV light installed: 2010 (Ray's Plumbing)
New ballast 04/2025

Kitchen upgrades: 2012 (April)
New cabinet doors, paint cabinets, install under-cabinet lighting, new countertop & backsplash

Basement renovations: 2012 (November) into 2013
Installed interior foundation trench (partial perimeter), sump pit, pump, new flooring, painting, etc.
Drylok lower 1/3 of all exterior walls, install plastic barrier
Never water in basement since then, only when pump was accidentally left unplugged

New electrical panel: 2013 (January)
Upgraded to 40-space Square D QO w/Visi-Trip breakers

Water treatment system added: 2013 (June)
Water softener and acid neutralizer

Attic floor: 2014 (September)

Attic Insulation: 2014 (September)
Re-insulated to R38 (36 bags ThermShield Cellulose blown in by Weaver Insulators)

Garage upgrades: 2014 (September)
Scarify floor to bare concrete, 2 coats epoxy with light chips, by CornerStone Coating
Install insulation batts in ceiling
Drylok all garage walls

Replacement vinyl windows: 2014 (October)

Back porch addition: 2015 (November)
Added water hydrant

Split rail fence: 2015 (September)
Modified and added to in March 2019 after land annexation & shop built

Land annexation: 2018 (Fall)
Annexed 0.25 acres (+/-) onto existing 0.75 acres in preparation to build shop

- New well pump: 2019 (March)**
Extended well casing to above ground and installed pit-less adapter
Also replaced main water line into house
- Laundry addition: 2018 (Fall)**
Composite AZEK deck installed 04/2019
- Kitchen renovations: 2018 (December – Jan 2019)**
- Shop built: 2019 (Spring/Summer)**
2-post car lift not included with real estate (BendPak 10,000 lb. XPR-10XLS)
Heavy welding table / work bench in far corner not included with real estate
- Extra 1" black plastic pipe from shop to house for future connectivity (water, wiring, data, etc.)
Hot Dawg propane forced air heat (Modine 75K BTU) installed 11/2019
500 Gal. propane tank with propane line running into house, too.
Running water (drains to French drain/stone pit under slab)
Floor drain in front half of shop for indoors vehicle washing, etc.
220V welder outlets, steel wall plating in welding area
Slab heat hook-up ready (installed high density insulation and water pipes under slab)
Switched 24" exhaust fan
4 security cameras (2 indoors, 2 outdoors) with centralized long-term recording, closed loop
Standing seam steel roofing, AB Martin
Insulation: R38 Ceiling blown in, R27 wall spray – Weaver Insulators
- New water heater: 2021 (February)**
- New house roof: 2021 (October)**
(Did not re-shingle the porch roof)
- Repoint chimney: 2021 (October)**
Repoint & seal, repair chimney top in preparation for propane insert
- New septic installed: 2022 (August)**
Eljen B-43 Module w/ Auqaworx Simplex Panel
Engineered for 4-bedroom capacity in case of future home expansion
- Propane insert added: 2021 (October)**
Kozy Heat Chastka 29 (KZ-CSK-29-L) IPI insert 30,000 BTU
- New water softener: 2024 (March)**
- Bathroom upgrades: 2025 (March)**
New flooring, paint, countertop, sink
New exhaust fan
Refinish ceiling
Paint cabinets

Other notes:

- Property drawings available (digital and print)
- HVAC system new in 2007
- Nearly all interior paint codes/names/brands on record
- New basement sump pump 08/2020 (Honda WSP33K1AA 40GPM)
- Trees professionally thinned Oct. 2012 and again Jul. 2024
- A/C duct work professionally cleaned 2016 and again 2021