

Timeline & Key Dates

Move Timeline: The Final Countdown

We are officially under contract for the new farm on Guess Rd! This page tracks the critical dates for closing and the physical move.

March 2026 Schedule

- **March 16 (Mon):** ♾ Sign paperwork for current house sale (Old Horseman) with lawyers.
- **March 18 (Wed):** Closing on current house (Old Horseman).
- **March 19 (Thu):** Closing on the new farm (Guess Rd).
- **March 20 (Fri):** New carpet installation at Guess Rd.
- **March 21 (Sat):** 📦 **The Big Move Day.**
- **March 23 (Mon):** Pool table professional move.
- **March 24 (Tue):** Final move-out clean at Old Horseman.
- **March 25 (Wed):** Final deadline to vacate (Rent-back ends).

Property Comparison

Feature	Old House (Old Horseman)	Guess Rd (The Farm)
Style	Single Floor Ranch	Single Floor Ranch
Acreage	1.03 Acres	7.66 Acres (<i>Technically not 8.0!</i>)
Living Space	2,350 sqft	2,629 sqft
Bed/Bath	4 BR / 3 Bath	4 BR / 2.5 Bath
Garage/Shop	Attached Garage (~760 sqft)	Detached Workshop (~897 sqft)
Hot Water	Tankless (Natural Gas)	35gal Tank (Crawlspace)

Feature	Old House (Old Horseman)	Guess Rd (The Farm)
Extras	Pool	Horse stable, creek, acreage

Incoming Projects at the Farm

The home inspection highlighted several immediate repairs and desired upgrades:

- **High Priority: Primary Bath Floor & Plumbing:**
 - **Repair:** Serious rot in floor under the shower. Needs structural repair ASAP.
 - **Upgrade:** Relocate water heater from crawlspace to a bathroom closet.
 - **Upgrade:** Replace existing 35gal tank with a high-capacity 85gal electric tank (to support Erin's legendary hot showers).
- **Front Door Threshold:** Rot detected under font door. Requires sistering a 2x8 board to existing structure. (*Contractor project: tight crawlspace access.*)
- **Back Deck:** Poor condition; likely demolition and rebuild project.
- **HVAC:** Two units present; anticipated replacement needed in the near future.
- **Outbuildings & Structures:**
 - **Main Workshop:** Detached space, approximately 897 sqft (~30x30 or 25x35).
 - **Utility Shed:** Small pre-fab shed (~8x12).
 - **The Stable:** 20x30 open-sided structure. Needs roof maintenance.

Note: This timeline is subject to change based on standard real estate closing shenanigans. Stay flexible!