91 Wild Poppy Features and Upgrades

Property Overview

Situated in a quiet cul-de-sac currently with no back neighbors (includes option to purchase the adjacent 5 acres).

The previous owners invested $60,000 in upgrades.

The "Dream" Shop:
Completed in 2025 – $275,000

- Dimensions: 40'x60'x23' structure by American Steel
- Infrastructure: 200A electric service, propane heater, and tankless water heater
- Convenience: Full bathroom (shower/tub combo, commode, and in-floor urinal)
- Large utility sink
- Finishes: High-durability painted flooring (stronger than epoxy) - $15,000
- External transfer switch for generator operation (generator not included)
- A separate dedicated septic system
- A separate 250-gallon owned propane tank (wet hoses not included)
- Roof access hatch
- Gutters

Outdoor Highlights:

- Covered back patio with 3 ceiling fans and wired for sound system (amplifier and speakers).
- Fruit, vegetable, and herb garden producing tomatoes, potatoes, zucchini, acorn squash, yellow squash, pumpkin, watermelon, jalapenos, bell peppers, and arugula, green onions, chives, basil, oregano, thyme, lemon thyme, tarragon, sage, rhubarb, mint, bee balm and marigold as bee pollinators. Lemongrass is in the front yard.
- Fenced backyard with automatic drip irrigation for the entire garden and most of the landscaping (small area near the garage man door is on manual drip).
- Landscaping features grass, decorative rock, and 8 maple trees, 2 apple, 1 apricot, and 2 fruitless pear trees
- American Whirlpool hot-tub

$51,000 in upgrades from 2024-2026 include:

- Expanded outdoor space totaling 25'x21' of pavered patio
- Excavated pool site (36'x22') ready for pool setup. The site was designed to accommodate an Intex Ultra Xtr Frame Pool (32'x16'x 52") – with room to accommodate decking, filter... Includes a freeze-resistant hydrant for easy filling and power for the filtration system - $21,000
- Additional frost-free water hydrants placed throughout the property – buried about 4 ft into the ground
- Partial new sod in front and back

- 1 apricot and 1 Gravenstein apple tree (2026)
- Added more decorative rock (2026)
- Smoothed path access to the shop
- Coop with dedicated dry well for chickens and/or water fowl i.e. ducks - $1,000

Additional Structures & Efficiency
- Three storage sheds (10’x20’, 11’x13’, 11’x13’) on new concrete pads - One of the 11’x13’ shed was brought on the property in 2023. Purchased the other 11’x13’ in 2026 - $6,000
- One 3-sided metal shed (great for storing fire wood) is 6’x9’ also on a concrete pad
- 500-gallon owned propane tank
- Added rain gutters (2023 and 2025) - $2,829

Recreation & Utility:
- RV setup: Dedicated 30 amp power hookups next to the driveway with an on-site dump station
- New 25’ lighted flag pole
- Full security wired camera system not currently powered in the house (new spare cameras included)

Interior Highlights
Interior freshly painted in July 2026

Kitchen:
- Granite countertops
- Upgraded soft-close cabinetry
- Farmhouse sink
- Double ovens
- Custom tile backsplash
- Large pantry
- Wolf gas cooktop (2025)
- BOSCH Stainless Steel Counter-depth Refrigerator, BOSCH stainless steel dishwasher (2022)
- Under-sink Reverse Osmosis system (tied to water spigot and refrigerator ice/water)
- Separate water spigot for drinking water

Living Area:
- New Buck Stove Homesteader Wood Cook Stove with a built-in oven and functional cooking range – 42”h x 27”w x 23”d (2025) - $6,000
- Flooring: Luxury vinyl plank throughout
- Flex Space: Large bonus room with full bath located upstairs above the garage

Primary Suite and Ensuite Bathroom:
- Vaulted ceiling with ceiling fan
- Private gas fireplace
- Large custom tile shower with rainfall and handheld shower heads

- Free-standing soaking tub
- Granite counter tops
- Double walk-in closets with built-in shelving
- Double sinks
- Separate water closet
- In-wall safe

Garage:

- Extra-deep 3-car finished garage (one 27’ bay, two 22’ bays).
- Utility sink

Items that will be removed:

- Grainger wheel
- Wet hose on 250-gallon propane tank by shop
- Diesel generator outside the shop