

16187 Kreashbaum Road, Rockbridge, OH 43149
Hocking Manor- Renovations/Additions 2021-2022

Extensive Renovation of Pool Wing

- All new casement windows and doors
- New interior door to equipment room
- Pool drained. Entire pool and hot tub were resurfaced (mud)
- New decorative tiles installed- pool and hot tub
- Created hot tub overflow to pool
- New saltwater treatment and new propane heating systems installed
- Installed new automatic safety cover. Installed new pool ladder
- Replaced underwater lights in pool and hot tub-multi color
- Installed new smart electronic/programmable pool controls
- New stainless refrigerator and installed sink in beverage center
- Minor repairs and re-stained beverage center cabinetry
- Replaced pool bath toilet, shower head and added grab bars and mirror
- Painted interior of pool wing and added towel bars
- Added exterior buried propane tank dedicated for pool wing

Accessibility Features

- Installed motorized chairlift on back staircase
- Installed portable wheelchair ramps at main entrances front and rear
- Installed portable ramp on back patio
- Poured new concrete parking space at main entrance
- Poured new concrete parking pad with a sidewalk to the main entrance
- Poured new concrete pads in front of garage

Renovations/Upgrades

Main Level

- Converted closet/den area to additional first floor bedroom with ensuite full bathroom
- New hard flooring in main bedroom
- New propane logs great room fireplace with remote
- New garage refrigerator

Lower Level

- New icemaker

2nd Level

- Converted space above garage to 3 bedrooms and full bathroom
- Added full bath in sitting room
- New hard flooring in sitting room

3rd Level

- Added a half bath
- Added a fire escape skylight window with a separate escape ladder

Additional Repairs/Renovations

- Replaced all existing toilets with comfort height, replaced all shower heads and added grab bars to all existing bathrooms
- Interior painting
- Installed SimpliSafe security system
- Power washed bluestone patios made repairs to bricks and mortar

OUTSIDE

- 2 New run-in livestock shelters (3 total)
- Added diesel and gas storage tanks at livestock barn

Purchases to Furnish Home

- All furniture, rugs, décor items, tvs and blue ray players, etc for all 4 levels
- Rec room pinball machine, pool table, arcade game and shuffleboard table, popcorn machine
- Casino quality 2 poker tables/bumper pool cover with wooden swivel chairs-Resort quality
- All linens, kitchen wares, small kitchen appliances, room/guest essentials, housekeeping equipment, highchairs, pack n plays, etc
- Pool toys, pool accessories, lifejackets
- Outside entertainment: volleyball net, corn hole, basketball hoop
- Outside grill and Solo Stove firepit
- Outdoor/pool patio poly furniture that seats 42, umbrellas