LOVILL HOUSE INN

404 Old Bristol Road, Boone, NC 28607

Recent Property Improvements

The following summarizes recent improvements and upgrades completed across the main house, secondary structures, event barn, parking areas, and property systems.

Main House - Recent Upgrades

- **Roof:** Repaired standing-seam metal roof; replaced shingles on the wraparound porch roof with new metal roofing; repaired leaks following Hurricane Helene in 2025.
- **Gutters:** New gutters installed around the entire house in 2022.
- **Exterior Walls:** Repaired and replaced water-damaged areas; exterior repainted following Hurricane Helene in 2025.
- **Floors:** New hardwood flooring in four of six rooms; restored original hardwood in one room; preserved original flooring with handmade nails in one room.
- **Walls & Finishes:** Removed wallpaper; repaired and replaced baseboards; repainted rooms with low-VOC paint.
- **Insulation:** Added closed-cell insulation in the attic and beneath the main house attic, as well as in the ceiling of the Spring House basement.
- **Ceilings:** Removed popcorn ceilings; re-insulated with Rockwool thermal and sound insulation; installed new drywall ceilings and molding.
- **Stairs & Hallway:** Renovated historic stairs and restored the original hardwood floor in the upstairs hallway.
- **Storage:** Added an upstairs storage closet and improved attic access.
- **Kitchen:** Installed new tile, new laundry area, new appliances, new commercial dishwasher, and new kitchen island.
- **Bedroom Addition:** Converted the office into a sixth bedroom with en-suite bath.
- **Outdoor Living:** Added a stone patio and smokeless firepit behind the main house.

Spring House (ADU) - Recent Upgrades

- **Kitchen:** Added a new efficiency kitchen.
- **Sleeping Area:** Added a new sleeping loft.
- **Flooring:** Installed new hardwood flooring.
- **Storage:** Added a new closet.
- **Bath:** Renovated bathroom.
- **Ceiling:** Created a new vaulted ceiling.

Lovill Cabin (ADU) - Recent Upgrades

- **Roof & Gutters:** New roof and gutters installed in 2021.
- **Kitchen:** New appliances installed in 2022.
- **Living/Dining:** New furniture and drop-down TV added in 2021.
- **First-Floor Bedroom:** New furniture, ceiling fan, and closets added in 2021.
- **Second Floor:** Enclosed loft area to create a new bedroom and added a new closet in 2022.
- **Fireplace/Chimney:** Added a new stacked-stone chimney.
- **Exterior:** Added new porch stairs.

Lovill Barn (Event Venue) - Recent Upgrades

- **Exterior:** New roof, flashing, wood walls, and landscaping.
- **Dormer & Windows:** Added dormer and new windows.
- **Access:** Added barn bridge providing direct access to the second-floor event space.
- **Structural:** Reinforced structural integrity to support occupancy of up to 50 people on the second floor.
- **Electrical:** Upgraded electrical system.
- **Flooring:** Installed brick pavers on the first floor.

Power House - 2021/2022

- **Purpose:** Constructed a new structure to centralize power generation and energy storage and to combine two grid connections into one service point for the entire property.

- **Additional Uses:** Provides pet lodging, private meeting space, and educational space.
- **Comfort:** Heated and cooled.

Parking Facilities - Recent Upgrades

- **Carport:** Added a new carport in 2021 providing covered parking for six guest vehicles.
- **Staff & Waste Area:** Added new staff parking and waste facilities in 2022.
- **Barn Parking:** Added parking/food-truck space beside the barn.
- **Front Yard Parking:** Added parking for up to eight vehicles in the front yard.
- **Capacity:** Increased overall parking capacity from approximately 12 to 25 vehicles.

Heating & Air Conditioning - Recent Upgrades

- **Overall:** Replaced fans, window HVAC units, and moisture-collection systems with modern, energy-efficient HVAC equipment.
- **Main House:** Trane XV-19 variable-speed HVAC system; two mini-split systems serving the first floor; new variable-speed HVAC system serving the second floor.
- **Spring House:** New mini-split system.
- **Cabin:** New variable-speed HVAC system on the first floor and mini-split system on the second floor.
- **Power House:** New mini-split system.
- **Barn:** New propane heaters, ceiling fans, and standard fans.

Plumbing - Recent Upgrades

- **Main House:** Added three tankless water heaters; insulated pipes; added new bath in the Avery room with walk-in shower; added new shower in the Linville room; added new toilet beneath the stairs.
- **Spring House:** Added new tankless water heater and new efficiency kitchen.

Electrical & Renewable Energy - Recent Upgrades

- **Main House:** New electrical panels and outlets.
- **Spring House:** New electrical panel, outlets, and lighting.
- **Power House:** New electrical systems for the new structure.
- **Property Energy System:** 5 kW of solar panels on the Cabin porch roof; 25 kW solar generation system; 78 kWh energy-storage system.
- **Cabin:** New electrical panel, outlets, and lighting.
- **Barn:** Upgraded electrical service from 20 amp to 100 amp; new electrical panel, lighting, outlets, and future electrical extension for bathrooms.

Information provided by Seller and intended as a summary of improvements. Buyers should independently verify systems, specifications, dates, permits, and condition during due diligence.